

SECTION 4.1400

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GENERAL PROVISIONS

4.1401 PURPOSE

This section of the Community Development Code implements the Pleasant Valley Plan District (Plan District). The purposes of the Plan District are to: (1) implement the Comprehensive Plan’s goals, policies, and action measures for Pleasant Valley; (2) create a complete urban community as defined by the Comprehensive Plan; and, (3) further the central theme of Pleasant Valley’s vision to integrate land use, transportation, and natural resources. Pleasant Valley is intended to be a complete community made up of neighborhoods, a town center, neighborhood commercial centers, an employment district, parks and schools, open spaces, paths and trails, a range of transportation choices, and extensive protection, restoration, and enhancement of the area’s natural resources.

The Plan District is intended to:

- A. Implement the overall Plan District purposes stated above,
- B. Guide the use, development, conservation, and environmental restoration of land within Pleasant Valley,
- C. Establish standards that are intended to guide individual land use decisions and development to result in a cohesive community,

- D. Create a harmonious and sustainable relationship between urban development and the unique natural landscape of Pleasant Valley and the surrounding region, and
- E. Establish the land use framework from which the logical and efficient provision of public facilities and services may occur.

4.1402 PLEASANT VALLEY PLAN DISTRICT PLAN MAP

The purpose of the Pleasant Valley Plan District Plan Map (Plan Map) is to establish land use designations for Pleasant Valley. The Plan Map designations are to be used as the basis for amending the Community Development Plan Map. The Community Development Plan Map is amended at time of annexation. Once the Community Development Plan Map is amended it becomes the basis for all land use decisions and development permits.

The Plan Map identifies the general boundaries for sub-districts. Circulation and design elements are also shown to provide context and promote the integration of land use, transportation, and natural resources, and implement the goals, policies, and recommended action measures in the Comprehensive Plan. Amendments to the Community Development Plan must be consistent with the Plan Map and other applicable codes and regulations of the City.

4.1403 PLEASANT VALLEY SUB-DISTRICTS IN GENERAL

The Plan District Sub-districts listed below apply to land in the Plan District. They are intended to work together to result in a complete community that includes attractive places to live, work, shop, and recreate, together with natural resource areas that are integrated into the urban environment, consistent with the purposes in **Section 4.1401** and the Comprehensive Plan.

The sub-districts in Pleasant Valley are:

- Low-Density Residential - Pleasant Valley (LDR - PV)
- Medium-Density Residential - Pleasant Valley (MDR - PV)
- High-Density Residential - Pleasant Valley (HDR - PV)
- Town Center - Pleasant Valley (TC - PV)
- Neighborhood Commercial - Pleasant Valley (NC - PV)
- Mixed Employment - Pleasant Valley (ME - PV)
- Public Land – Pleasant Valley (PL-PV)

PLEASANT VALLEY RESIDENTIAL SUB-DISTRICTS PURPOSE AND CHARACTERISTICS

4.1410 LOW-DENSITY RESIDENTIAL – PLEASANT VALLEY (LDR-PV)

This designation affects land primarily intended for single detached dwellings, manufactured homes, and middle housing on a wide range of lot sizes. Development in this sub-district shall be arranged to form part of an individual neighborhood, invite walking to gathering places, services and conveniences, and a neighborhood park, and connects to the larger community by a pattern of streets, blocks, paths and trails, and pedestrian ways and linkages to the Natural Resource Overlay.

A mix of lot sizes and housing types, forms, and designs within LDR-PV sub-district areas in the Plan District as a whole and in individual neighborhoods is intended.

4.1411 MEDIUM-DENSITY RESIDENTIAL – PLEASANT VALLEY (MDR-PV)

The Medium-Density Residential (MDR-PV) sub-district provides a range of detached and attached dwelling units. Development in this sub-district shall be arranged to form part of an individual neighborhood, as well as serve as a transition between low density residential and employment and high-density housing types and sub-districts. A mix of housing types, forms, and designs in the MDR-PV sub-district in the entire Plan District and in individual neighborhoods is intended.

4.1412 HIGH-DENSITY RESIDENTIAL - PLEASANT VALLEY (HDR-PV)

The High Density Residential (HDR) sub-district is intended to accommodate the highest density housing in Pleasant Valley. As with the LDR-PV and MDR-PV sub-districts, HDR-PV contributes to completing a variety of housing within, and as part of, individual neighborhoods. The HDR-PV sub-district allows higher development intensities than in LDR-PV and MDR-PV, with residential densities ranging from 25 to 40 dwelling units per acre, and with housing choices that reflect differing needs and opportunities within Pleasant Valley. A mix of housing types in the HDR-PV sub-district across the entire Plan District and in individual neighborhoods is intended.

PERMITTED USES

4.1413 PERMITTED USES

Table 4.1413 lists the types of land uses permitted in the Pleasant Valley Residential sub-districts.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each use must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1413: Permitted Uses in the Pleasant Valley District – Residential

| USES | LDR-PV | MDR-PV | HDR-PV |
|--------------------------|--------|--------|----------------|
| RESIDENTIAL | | | |
| Single Detached Dwelling | P | P | L ¹ |
| Duplex | P | P | P |
| Triplex | P | P | P |
| Quadplex | P | P | P |

| USES | LDR-PV | MDR-PV | HDR-PV |
|--|--------------------|----------------|----------------|
| Townhouse | P | P | P |
| Cottage Cluster | P | P | P |
| Multifamily ² | NP | P | P |
| Elderly Housing | NP | SUR | SUR |
| Manufactured Dwelling Park | NP | NP | NP |
| Residential Facility | P | P | P |
| Residential Home | P | P | NP |
| Affordable Housing | L ³ | P ⁴ | P ⁴ |
| COMMERCIAL | | | |
| Auto-Dependent Use | NP | NP | NP |
| Business and Retail Service and Office | NP | L ⁵ | L ⁵ |
| Clinics | NP | L ⁵ | L ⁵ |
| Commercial Parking | NP | SUR | SUR |
| Daycare Facilities | P | P | P |
| Live-Work ⁶ | NP | P | P |
| Major Event Entertainment | NP | NP | NP |
| Mini-Storage Facilities | NP | NP | NP |
| Outdoor Commercial | NP | NP | NP |
| INDUSTRIAL | | | |
| Construction | NP | NP | NP |
| Exclusive Heavy Industrial Uses | NP | NP | NP |
| Industrial Office | NP | NP | NP |
| Information Services | NP | NP | NP |
| Manufacturing | NP | NP | NP |
| Miscellaneous Industrial | NP | NP | NP |
| Trade Schools | NP | NP | NP |
| Transportation/Distribution | NP | NP | NP |
| Warehousing/Storage | NP | NP | NP |
| Waste Management | NP | NP | NP |
| Wholesale Trade | NP | NP | NP |
| INSTITUTIONAL USES | | | |
| Civic Use | SUR | SUR | SUR |
| Community Services | SUR | SUR | SUR |
| Medical | NP | NP | NP |
| Parks, Open Spaces and Trails | SUR | SUR | SUR |
| Religious Institutions | L/SUR ⁷ | SUR | SUR |
| Schools | SUR | SUR | SUR |

| USES | LDR-PV | MDR-PV | HDR-PV |
|--|---------------------|---------------------|---------------------|
| RENEWABLE ENERGY⁸ | | | |
| Solar Energy Systems | L ⁹ | L/SUR ⁹ | L/SUR ⁹ |
| Wind Energy Systems | L ¹⁰ | L ¹⁰ | L ¹⁰ |
| Biomass Energy Systems | L/SUR ¹¹ | L ¹¹ | L ¹¹ |
| Geothermal Energy Systems | L ¹² | L/SUR ¹² | L/SUR ¹² |
| Micro-Hydro Energy Systems | L ¹³ | L ¹³ | L ¹³ |
| OTHER | | | |
| Basic Utilities | | | |
| Minor basic utilities | P | P | P |
| Major basic utilities | L/SUR ¹⁴ | L/SUR ¹⁴ | L/SUR ¹⁴ |
| Heliports ¹⁵ | NP | NP | NP |
| Wireless Communication Facilities | SUR | SUR | SUR |
| Temporary, Intermittent & Interim Uses | P | P | P |
| Marijuana Businesses | NP | NP | NP |

Table 4.1413 Notes

- ¹ Single detached dwellings are permitted in conjunction with a development that includes multifamily housing or middle housing types, provided the minimum density is met for the overall development site.
- ² Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review, unless the application qualifies as affordable housing under **Section 10.1700**.
- ³ Affordable housing shall be owned by a public body (ORS 174.109) or a nonprofit corporation that is owned by a religious corporation, when the proposed residential use is only permitted in the land use district under the affordable housing provisions. See **Section 10.1700**.
- ⁴ Affordable housing development is permitted. See **Section 10.1700**.
- ⁵ Commercial uses are subject to the Use Limitations in **Section 4.1414**.
- ⁶ The commercial portion of the structure shall face the street front and is limited to the first floor. Where a live-work unit has an individual garage, vehicle access to the garage must be from an alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.
- ⁷ Limited to facilities used for religious worship with seating for 300 or fewer persons within the principal place of assembly.
- ⁸ See **Section 10.0900** for additional standards that apply.
- ⁹ For limitations, see **Section 4.1450** Solar Energy System Standards for Pleasant Valley Districts.
- ¹⁰ For limitations, see **Section 4.1451** Wind Energy System Standards for Pleasant Valley Districts.
- ¹¹ For limitations, see **Section 4.1452** Biomass Energy System Standards for Pleasant Valley Districts.
- ¹² For limitations, see **Section 4.1453** Geothermal Energy System Standards for Pleasant Valley Districts.
- ¹³ For limitations, see **Section 4.1454** Micro-Hydro Energy System Standards for Pleasant Valley Districts.
- ¹⁴ Electrical generating facilities and wastewater treatment plants are not permitted.
- ¹⁵ Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

4.1414 COMMERCIAL USES IN MDR-PV AND HDR-PV

Commercial uses subject to **Table 4.1413, Note 5** must meet the following standards:

- A. Location. New uses are permitted only on corner lots.
- B. Mixed-Use. New uses are permitted only on lots with at least one dwelling unit.
- C. Floor Area. The floor area occupied by a commercial use or uses on a site shall not exceed 4,000 sq. ft.
- D. Outdoor Activity. On-site outdoor activity associated with the commercial uses shall be limited to the following:
 - 1. Outdoor dining areas associated with eating and drinking establishments.
 - a. Outdoor dining shall be allowed in the front and street side yards with no size limit.
 - b. Outdoor dining areas, or portions thereof, outside the front and street side yards shall not exceed 1,000 sq. ft.
 - 2. Accessory open-air sales and/or display uses shall be allowed only within the front yard and shall not exceed 150 sq. ft. per site.

STANDARDS

4.1415 DEVELOPMENT STANDARDS TABLE

The development standards listed in **Tables 4.1415A and 4.1415B** are applicable to all development within the Pleasant Valley Residential sub-districts. Development within these sub-districts shall also be consistent with all other applicable requirements of the Community Development Code, including applicable residential design standards in **Section 7.0400**.

Table 4.1415A Development Standards in Pleasant Valley Residential Sub-districts

| | LDR-PV | MDR-PV | HDR-PV |
|---|-------------------|-------------------|-------------------|
| A. Minimum Buildable Lot Size (square feet) | | | |
| Single Detached | 5,000 sq. ft. | 3,000 sq. ft. | None |
| Duplex, Triplex, Quadplex, Cottage Cluster | 5,000 sq. ft. | 3,000 sq. ft. | None |
| Townhouses | 1,500 sq. ft. | 1,500 sq. ft. | 1,500 sq. ft. |
| Live-Work units | NA | 1,600 sq. ft. | none |
| All other uses | 5,000 sq. ft. | 5,000 sq. ft. | none |
| B. Minimum Net Density ¹ (See definition of Net Density in Article 3) | | | |
| All residential uses | 5.3 | 12 | 25 |
| C. Maximum Net Density ² (See definition of Net Density in Article 3) | | | |
| Single Detached | 8 units per acre | 20 units per acre | 40 units per acre |
| Duplex, Triplex, Quadplex | none | none | 40 units per acre |
| Townhouses | 25 units per acre | 25 units per acre | 40 units per acre |
| Cottage Cluster | none | none | 40 units per acre |
| All other uses | 8 units per acre | 25 units per acre | 40 units per acre |

Table 4.1415A Development Standards in Pleasant Valley Residential Sub-districts

| | LDR-PV | MDR-PV | HDR-PV |
|---|--|--------|---------------------|
| D. Minimum Lot Width / Depth Ratio | | | |
| Single Detached, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster | none | none | none |
| All other uses | none | 0.5:1 | 0.5:1 |
| E. Minimum Street Frontage³ | | | |
| 1. Interior lot | | | |
| Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster | 35 ft. | 35 ft. | None |
| Townhouse | 18 ft. | 18 ft. | 18 ft. |
| Live-Work | NA | 18 ft. | 18 ft. |
| All other uses | 35 ft. | 18 ft. | None |
| 2. Corner lot | | | |
| Single Detached, Duplex, Triplex, Quadplex, Cottage Cluster | 40 ft. | 40 ft. | 20 ft. |
| Townhouse | 20 ft. | 20 ft. | 32 ft. |
| Live-Work | NA | 20 ft. | 32 ft. |
| All other uses | 40 ft. | None | None |
| F. Maximum Building Height⁴ | | | |
| All uses | 35 ft. | 35 ft. | 45 ft. ⁵ |
| G. Modifications to Maximum Height Standards - Section 7.0400 Rear Height Limits | | | |
| Single Detached, Duplex, Triplex, Quadplex | See Section 7.0400 for applicability. | NA | NA |
| All other uses | NA | NA | NA |
| H. Maximum Floor Area Ratio | | | |
| Single Detached, Duplex, Triplex, Quadplex | 1.0 | NA | NA |

Table 4.1415A Development Standards in Pleasant Valley Residential Sub-districts

| | LDR-PV | MDR-PV | HDR-PV |
|--|--|---------------------------------------|--------|
| All other uses | NA | NA | NA |
| I. Maximum Number of Attached Townhouses | | | |
| Townhouse | 4 units | 4 units | NA |
| All other uses | NA | NA | NA |
| J. Minimum and Maximum Off-Street Parking Required | | | |
| All Uses | As provided in Section 9.0851 | | |
| K. Alley Access Required for Garage Entrances⁶ | | | |
| Townhouse | No | No | Yes |
| All other uses | No | Yes, if lot width is less than 60 ft. | Yes |
| L. Buffering Required | | | |
| All Uses | See Buffer Matrix, Section 9.0100 | | |
| M. Clear Vision Area Required (Section 9.0200) | | | |
| All uses | Yes | Yes | Yes |
| N. Housing Variety | | | |
| All residential uses | As provided in Section 4.1417 | | NA |
| O. Design Standards | | | |
| Single Detached, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster | As provided in Section 7.0400 | | |
| All other uses | Design standards in Section 7.0103 shall apply ⁷ | | |
| P. Open Space Area Required (Section 4.1418) | | | |
| All residential uses | Yes | Yes | Yes |

Table 4.1415A Notes

¹ Minimum net density does not apply to affordable housing development. See **Section 10.1700**.

² A density bonus applies to affordable housing development. See **Section 10.1700**.

³ A reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code.

⁴ A height bonus applies to affordable housing development. See **Section 10.1700**.

⁵ Building height transition standards apply when an abutting lot is in the LDR-PV sub-district. See **Section 4.1416**.

⁶ This applies to developments in which dwelling units have individual garage entrances. Developments with shared parking areas or parking garages are not subject to this requirement.

⁷ The Corridor Design District standards in **Section 7.0103** apply to new multifamily, elderly housing, residential facilities,

mixed-use, and non-residential development requiring design review approval.

Table 4.1415B Setbacks

| | FRONT | | | SIDE | | | | | | REAR | |
|---|-------------------|-------------|---------------------|---------------|-------------|-----------------------------|------------------|-------------------|---------------------------|---------------|-----------------|
| | Front Façade/Wall | Front Porch | Garage | Interior Side | Common Wall | Zero Lot Line Option | Street Side Wall | Street Side Porch | Street Side Garage Access | Rear No Alley | Rear With Alley |
| 1. Minimum Setbacks | | | | | | | | | | | |
| Single Detached, Duplex, Triplex, Quadplex | | | | | | | | | | | |
| LDR-PV, MDR-PV | 10 ft. | 8 ft. | 20 ft. | 5 ft. | 0 ft. | 6 in. on zero / 6 ft. other | 10 ft. | 6 ft. | 20 ft. | 10 ft. | 8 ft. |
| HDR-PV | 5 ft. | 5 ft. | 20 ft. | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 5 ft. | 15 ft. | 5 ft. |
| Townhouse | | | | | | | | | | | |
| LDR-PV | 10 ft. | 8 ft. | 20 ft. | 5 ft. | 0 ft. | NA | 8ft. | 8 ft. | 20 ft. | 10 ft. | 8 ft. |
| MDR-PV | 10 ft. | 5 ft. | 20 ft. | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 20 ft. | 10 ft. | 8 ft. |
| HDR-PV | 5 f t. | 5 ft. | 20 ft. | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 20 ft. | 10 ft. | 5 ft. |
| Cottage Cluster | | | | | | | | | | | |
| LDR-PV | 10 ft. | 8 ft. | 20 ft. | 5 ft. | NA | NA | 10 ft. | 8 ft. | 20 ft. | 10 ft. | 8 ft. |
| MDR-PV | 10 f t. | 8 ft. | 20 ft. | 5 ft. | NA | NA | 10 ft. | 8 ft. | 20 ft. | 10 ft. | 8 ft. |
| HDR-PV | 5 f t. | 5 ft. | 20 ft. | 5 ft. | NA | NA | 5 ft. | 5 ft. | 20 ft. | 10 ft. | 5 ft. |
| Live-Work | | | | | | | | | | | |
| LDR-PV | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| MDR-PV | 5 f t. | 5 ft. | 20 ft. ¹ | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 20 ft. | 10 ft. | 5 ft. |
| HDR-PV | 5 f t. | 5 ft. | 20 ft. ¹ | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 5 ft. | 15 ft. | 5 ft. |
| All other uses | | | | | | | | | | | |
| LDR-PV | 10 ft. | 8 ft. | 20 ft. | 5 ft. | 0 ft. | NA | 10 ft. | 8 ft. | 20 ft. | 15 ft. | 8 ft. |
| MDR-PV | 5 ft. | 5 ft. | 5 ft. | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 5 ft. | 15 ft. | 5 ft. |
| HDR-PV | 5 ft. | 5 ft. | 20 ft. ¹ | 5 ft. | 0 ft. | NA | 5 ft. | 5 ft. | 5 ft. | 15 ft. | 5 ft. |
| 2. Maximum Setbacks | | | | | | | | | | | |
| All other uses² | | | | | | | | | | | |
| LDR-PV | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA | NA |
| MDR-PV | 20 ft. | 20 ft. | NA | NA | NA | NA | NA | 20 ft. | 20 ft. | NA | NA |
| HDR-PV | 20 ft. | 20 ft. | NA | NA | NA | NA | NA | 20 ft. | 20 ft. | NA | NA |

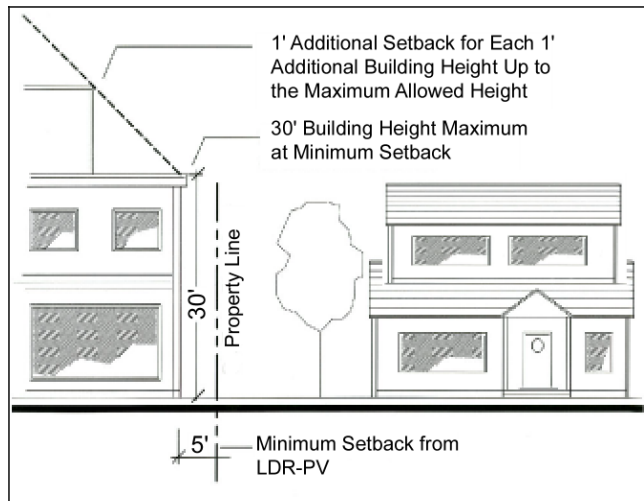
Table 4.1415B Notes

- ¹ The minimum garage setback may be 5 feet when the garage is flush with an adjacent front façade wall, or is compliant with residential design standards in **Section 7.0400**, as applicable.
- ² The maximum front or street side setback from a building that contains dwelling units and that abuts an arterial street is 30 feet. For any development, the maximum front or street side setback may be exceeded when enhanced pedestrian spaces and amenities are provided.

4.1416 BUILDING HEIGHT AND HEIGHT TRANSITION STANDARD

- A. Applicability. The following standards apply to buildings to be built on lots in the HDR-PV, TC-PV, NC-PV, and ME-PV sub-districts when an abutting lot is zoned LDR-PV.
- B. At the minimum building setback from the lot line abutting a lot zoned LDR-PV, the maximum building height shall be 35 feet. For every one (1) foot of additional building setback beyond 35 feet, the maximum building height shall increase by one (1) foot, up to the maximum total building height for the sub-district as illustrated in **Figure 4.1416**:

Figure 4.1416 Building Height Transition



4.1417 HOUSING VARIETY IN LDR-PV AND MDR-PV

Where applicable, the housing variety standards require a minimum amount of different building forms on a development site and that adjacent residential structures have either different building forms or different prominent design features. The purpose of these standards are to promote a wide range of housing choices in Pleasant Valley, and to ensure that residential neighborhoods include a mix of housing types, sizes, and forms.

- A. Building Form Variety
 - 1. Applicability. The building form variety standards apply when the following criteria are met:
 - a. The development site includes at least 1.5 gross acres of land within the LDR-PV and MDR-PV sub-districts or a combination thereof, except for areas within the Resource Area, High Value Resource Area, Highly Sloped Subarea, and Floodplain; and
 - b. The proposed development includes a Type II or Type III tentative partition or

subdivision plan.

2. For each proposed lot, the applicant shall designate one or more building form categories per **Subsection 4.1417(A)(3)**. The development site must meet the applicable minimum requirements in **Table 4.1417**.

Table 4.1417 Building Form Category Requirements

| Development Area (Gross Acres) ¹ | Building Form (Subsection 4.1417(A)(3)) |
|---|---|
| Less than 1.5 acres | No more than 80% of lots shall be designated for any one category. |
| 1.5 acres to 5 acres | No more than 60% of lots shall be designated for any one category. |
| More than 5 acres | No more than 60% of lots shall be designated for any one category. Development site must include at least 3 categories. |

Table Notes:

¹The development area will include gross acreage except for areas within the Resource Area, High Value Resource Area, Highly Sloped Subarea, and Floodplain.

3. The following categories shall be used to apply the building form variety requirements in the LDR-PV and MDR-PV sub-districts:
 - a. 2+ story detached. Qualifying structures include single detached dwellings; detached forms of duplexes, triplexes, or quadplexes; or cottage clusters; provided each structure has at least two stories.
 - b. Single-story detached. Qualifying structures include single detached dwellings; detached forms of duplexes, triplexes, or quadplexes; or cottage clusters; provided each structure has only one story.
 - c. Small detached. Qualifying structures include single detached dwellings; detached forms of duplexes, triplexes, or quadplexes; or cottage clusters; provided each structure has a floor area less than 1,400 square feet, excluding garages.
 - d. Rowhouse-style attached. Qualifying structures include townhouses; townhouse-style multifamily units (only available in the MDR-PV sub-district); or attached duplexes, triplexes, or quadplexes. Structures must be constructed in a row of attached units where each unit shares at least one common side wall with an adjacent unit, but does not share a common floor/ceiling with any units.
 - e. Non-rowhouse-style attached (2-4 units). Qualifying structures include duplexes, triplexes, or quadplexes, provided the units are attached in any configuration other than rowhouse style, as provided in **(A)(3)(d)** (e.g., stacked units).
 - f. MDR-PV sub-district only: Non-rowhouse-style attached (5+ units). Qualifying structures include attached multifamily buildings other than rowhouse-style units, as provided in **(A)(3)(d)**.

4. Demonstrating Compliance. Applicants shall submit evidence demonstrating compliance with the standards in this section as provided below.
 - g. In the tentative land division plan, the applicant shall designate for each lot a building form category(ies) from the list in **subsection 4.1417(A)(3)**. A tentative lot may be designated to fulfill more than one building form category provided:
 - i. The applicable minimum requirements in **Table 4.1417** are met (e.g., 80% of lots may be designated as category a, b, or c, and 20% of lots designated as category d); and
 - ii. Buildings that can meet two categories (e.g., both a and c or both b and c) shall not be used to fulfill the requirement for two categories.
 - h. As a condition of approval, it shall be required that any subsequent building permit application is consistent with the building form category or categories designated on the corresponding lot in the tentative land division plan.
 - i. If more than one building form category is permitted to be built on a single lot, the applicant may choose which category to designate the lot at time of building permit submittal.
 - j. Phased development: If an application to develop a site proposes to do so over multiple phases, after each phase is completed, the overall development site must meet the building form variety standards in **subsection 4.1417(A)**.

B. Building Design Feature Variety

1. Applicability. The building design feature variety standards apply to building permit applications for new residential structures in the LDR-PV and MDR-PV sub-districts.
2. Definitions. For the purposes of these standards, the following definitions shall apply:
 - a. "Residential structure" means one of the following: a single detached dwelling on a lot; a duplex, triplex, or quadplex on one lot; a cottage cluster on one lot; or a structure containing attached townhouse units. Multifamily structures are excluded from the definition of "residential structure".
 - b. "Lot" refers to a parent lot, not a Middle Housing Lot, in the case of a Middle Housing Land Division.
 - c. "Nearby residential structures" means residential structures that face the same street as the subject structure and that are on lots within 200 feet of the subject lot.
3. Each residential structure in the LDR-PV and MDR-PV sub-districts shall differ from nearby residential structures in at least one of the following ways:
 - a. A different building form pursuant to **subsection 4.1417(A)(3)**; or
 - b. At least one different building design feature listed in **subsection 4.1417(B)(4)**.
4. The following design feature categories shall be used to apply the design feature variety requirements:
 - a. Building lot coverage. Lot coverage does not exceed 50%.
 - b. Front yard depth. Front yard is at least 5 feet deeper than the required minimum front yard.

- c. Side yard width. At least one side yard is at least 5 feet wider than the minimum required side yard as measured at the front building line.
 - d. Roof style. Roof style options include gable with end facing front, gable with end facing side, hip, gambrel, shed, or flat or combination thereof.
 - e. Garage configuration. Options include the following (carports shall not be considered garages for the purpose of this standard):
 - i. Presence of garage (i.e., garage versus no garage);
 - ii. Size of garage (i.e., 1-car versus 2+ car garage); or
 - iii. Detached versus attached garage.
 - f. Garage door orientation. Options include the following (carports shall not be considered garages for the purpose of this standard):
 - i. Garage door facing the front of the lot;
 - ii. Garage door facing the side of the lot; or
 - iii. Garage door facing the rear of the lot.
5. Within each block, applicants must use at least three (3) of the design feature categories in **subsection 4.1417(B)(4)** to differentiate residential structures. However, each different building form category proposed on a block pursuant to **subsection 4.1417(B)(3)(a)** may be used in lieu of one design feature.
- a. For the purposes of this standard, “block” refers to all the lots with frontages on the same street between two consecutive street intersections.
6. Demonstrating Compliance. Applicants shall submit evidence demonstrating compliance with the standards in this section as provided below.
- a. At building permit submittal, the applicant shall indicate the applicable building form category (**subsection 4.1417(A)(3)**).
 - b. At building permit submittal, where nearby residential structures are the same building form category, the applicant shall indicate the applicable design feature category (**subsection 4.1417(B)(4)**) to demonstrate that nearby residential structures have either a different building form or different design features.

4.1418 OPEN SPACE

- A. Purpose. The purpose of requirements in this section is to ensure that residential development in Pleasant Valley provides adequate common open space consistent with the Plan District.
- B. Applicability. Except as provided in **subsection (3)**, the requirements of this section apply if **criteria (1) and (2)**, below, are met. Deviations from the open space standards this section shall be subject to review through a Planned Development application.
 - 1. The development site includes at least 1.5 acres within the LDR-PV, MDR-PV, and/or HDR-PV sub-district; and
 - 2. The proposed development includes single-detached dwellings, duplexes, triplexes, quadplexes, or townhouses.

3. **Section 4.1418** does not apply to the development of multifamily uses, manufactured dwelling parks, or cottage clusters (or that portion of a site devoted to those uses). The open space provisions in **Section 7.0100** apply to multifamily uses. The interior open space design standards in **Section 7.0410(C)** apply to manufactured dwelling parks. The common courtyard design standards in **Section 7.0400(C)** apply to cottage clusters.
- C. Area required. Open space shall be provided as follows:
1. A minimum of 15% of the gross land area of the development site that meets the applicability criteria in **subsection(B)** (excluding land within a Resource Area, High Value Resource Area, and Hillside and Geologic Risk Overlay) shall be allocated as common open space area.
 2. The amount of open space in the following categories shall not exceed 50% of the total required open space:
 - a. Land within a Resource Area or High Value Resource Area; and
 - b. Land with slopes over 10%.
 3. If Resource Area on the site is required to be placed in a separate tract, pursuant to **subsection 5.0700(G)(5)**, the area within the Resource Area tract may count towards meeting the required common open space area, pursuant to **subsection 4.1418(C)(2)**.
- D. Common Open Space Requirements. Required common open space shall comply with the following standards:
1. Required common open space shall be placed in one or more tracts of land. Prior to final plat approval, ownership of the open space tract shall be identified to distinguish it from lots intended for sale. The tract may be identified as one of the following:
 - a. Common open space held by a homeowners' association by a restrictive covenant or easement; or
 - b. At the owner's option and if accepted by the City, a public park where the tract has been dedicated to the City. Lands accepted by the City for dedication to the public are not subject to the limits in **subsection(C)(3)** or the remaining standards in **subsection(D)**.
 2. There shall be a financial mechanism that ensures maintenance of any common open space area.
 3. Size and dimensions. Each common open space tract must be at least 4,500 square feet in area and must include a portion with minimum dimensions of 65 feet by 65 feet.
 4. Access. Except where each lot or parcel in the development abuts one or more of the common open space area(s), common open space tracts must have a minimum of 10 feet of lot frontage along an existing or proposed public street.
 5. Improvements. Prior to the issuance of building permits for the development, required common open space areas shall be entirely improved with a combination of the following amenities:
 - a. Lawn; landscaped areas with trees and shrubs (may include areas of lawn); or community gardens (irrigation must be available for use by the residents). Such areas shall include seating including but not limited to picnic tables or benches. Bark

mulch is not permitted as a ground cover except under trees and shrubs and within children's play areas.

- b. Children's play areas. If provided, the children's play area shall have a minimum of four (4) of the following types of play equipment: a swing structure with at least three (3) swings; a slide; a jungle gym or climbing structure; a permanent sand box; natural play elements including boulders, logs, and turf mounds; or other children's play equipment approved for use in a public playground. Required play equipment may or may not be attached to the primary play structure. Equipment must be manufactured to ASTM International (formerly known as American Society for Testing and Materials) F1487-11, or most current standards or other comparable standards applicable to public playground equipment. The children's play area shall be outside of the required building setbacks and buffer areas. Each children's play area must be enclosed along any perimeter that is within 10 feet of a street, alley, property line, or parking area. The play areas shall be enclosed by one or a combination of any of the following: a 2.5-foot to 3-foot high wall, planter, or fence; or by 18-inch high benches or seats.
- c. Hardscaped improvements, including but not limited to the following, provided the total of hardscaped areas does not exceed 50% of the required open space area:
 - i. Inground permanent swimming pools, spas, or hot tubs.
 - ii. Sports courts for tennis, pickleball, handball, volleyball, and badminton courts and/or basketball.
 - iii. Pathways, decks, or other hard surface areas.

PLEASANT VALLEY MIXED-USE AND EMPLOYMENT SUB-DISTRICTS

PURPOSE AND CHARACTERISTICS

4.1420 TOWN CENTER - PLEASANT VALLEY (TC-PV)

- A. Purpose. The town center is intended to be the heart of the Pleasant Valley community. It will contain a mix of retail, office, and civic uses, and housing opportunities in a pedestrian oriented area. The town center shall be the focus of retail, civic, and office related uses, and services that serve the daily needs of the local community. It shall be served by a multi-modal transportation system with good access by vehicular, pedestrian, bicycle, and transit traffic.
- B. Characteristics. The Town Center (TC-PV) sub-district has the following characteristics:
 - 1. The Town Center sub-district permits a wide range of housing types, including live-work uses, mixed-use buildings, and adjacent townhouses and apartments.
 - 2. Streets and buildings are designed to emphasize a lively, pedestrian-oriented character where people feel safe by day and night.
 - 3. A central green or plaza(s) provides a community gathering space(s) on large development sites.
 - 4. The town center has strong connections to adjacent neighborhoods and includes commercial services that are centralized and convenient to pedestrian-oriented shopping.

5. The expectation for the town center is a highly pedestrian-oriented place with a dense mix of shopping, service, and civic and mixed-use buildings.
6. The town center is anchored (at least) by a grocery store. Smaller buildings for retail and service uses, civic uses, and mixed commercial/residential uses is also be oriented on pedestrian main streets(s) and plaza(s).
7. The town center is an easy and attractive place to walk, bike, and use transit. It is also a convenient and attractive place to drive.

4.1421 NEIGHBORHOOD COMMERCIAL – PLEASANT VALLEY (NC-PV)

PURPOSE AND CHARACTERISTICS

The Neighborhood Commercial (NC-PV) sub-district provides for a mix of local retail, service, office, and live-work uses that encourages short walking, biking, and driving trips from adjacent neighborhoods.

The Neighborhood Commercial sub-district shall have the following characteristics:

- A. Neighborhood commercial centers are small (approximately 3-5 acres) and provide uses that serve the adjacent neighborhoods.
- B. The retail, service and office uses are concentrated (nodal form) and located on or near transit streets with opportunities for good retail corners.
- C. Site design supports compatibility with the adjacent neighborhood through the orientation of buildings along streets, provision of pedestrian amenities, and design of a pedestrian-friendly streetscape, and other techniques.

4.1422 MIXED EMPLOYMENT – PLEASANT VALLEY (ME-PV)

PURPOSE AND CHARACTERISTICS

The Mixed Employment (ME-PV) sub-district is primarily intended to provide a range of employment opportunities as well as commercial uses that meet local needs for goods and services. Primary uses shall include offices, services, retail, knowledge-based industries (graphic communications, creative services, etc.), research and development facilities, medical facilities, and other businesses that provide on-site employment and contribute to a complete community. Housing shall be allowed within a mixed-use building.

Characteristics for the Mixed Employment sub-district include:

- A. ME-PV areas shall be located an arterial or collector street where there is access to transit.
- B. ME-PV areas shall be near a neighborhood commercial center or the town center.
- C. ME-PV areas adjacent to Resource Areas shall be designed to provide a compatible relationship to the Resource Areas.
- D. Design will create pedestrian-friendly areas and utilize cost effective green development practices.

PERMITTED USES

4.1423 PERMITTED USES

Table 4.1423 lists the types of land uses that are permitted in the mixed-use and employment sub-districts of Pleasant Valley.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1423: Permitted Uses in the Pleasant Valley District Mixed Use and Employment

| USES | TC-PV | NC-PV | ME-PV |
|---------------------------------------|--------------------|--------------------|------------------|
| RESIDENTIAL | | | |
| Single Detached Dwelling | NP | NP | NP |
| Duplex | NP | NP | NP |
| Triplex | NP | NP | NP |
| Quadplex | NP | NP | NP |
| Townhouse | L ¹ | L ¹ | NP |
| Cottage Cluster | NP | NP | NP |
| Multifamily | L ^{1,3} | L ^{1,3} | L ^{2,3} |
| Elderly Housing | SUR | SUR | SUR |
| Manufactured Dwelling Park | NP | NP | NP |
| Residential Facility | L ¹ | L ¹ | L ² |
| Residential Home | NP | NP | NP |
| Affordable Housing | P ⁴ | P ⁴ | P ⁴ |
| COMMERCIAL | | | |
| Auto-Dependent Use | NP | NP | P |
| Business and Retail Service and Trade | P | L ⁵ | L ⁶ |
| Clinics | P | L ⁵ | P |
| Commercial Parking | SUR | SUR | SUR |
| Daycare Facilities | P | P | P |
| Live-Work ⁷ | P | P | P |
| Major Event Entertainment | L/SUR ⁸ | L/SUR ⁸ | SUR |
| Mini-Storage Facilities | NP | NP | P |
| Outdoor Commercial | L ⁹ | P | L ¹⁰ |
| INDUSTRIAL | | | |
| Construction | NP | NP | L ¹¹ |

| USES | TC-PV | NC-PV | ME-PV |
|--|---------------------|---------------------|---------------------|
| Exclusive Heavy Industrial Uses | NP | NP | NP |
| Industrial Office | NP | NP | P |
| Information Services | NP | NP | P |
| Manufacturing | NP | NP | L ¹² |
| Miscellaneous Industrial | NP | NP | NP |
| Trade Schools | NP | NP | L ¹¹ |
| Transportation/Distribution | NP | NP | NP |
| Warehousing/Storage | NP | NP | NP |
| Waste Management | NP | NP | SUR |
| Wholesale Trade | NP | NP | NP |
| INSTITUTIONAL USES | | | |
| Civic Uses | SUR | SUR | SUR |
| Community Services | SUR | SUR | SUR |
| Medical | SUR | SUR | SUR |
| Parks and Open Spaces | L/SUR ¹³ | L/SUR ¹³ | L/SUR ¹³ |
| Religious Institutions | P | L/SUR ⁵ | L/SUR |
| Schools | P/SUR ¹⁵ | SUR | L/SUR ¹⁵ |
| RENEWABLE ENERGY¹⁶ | | | |
| Solar Energy Systems | L/SUR ¹⁷ | L/SUR ¹⁷ | L/SUR ¹⁷ |
| Wind Energy Systems | L/SUR ¹⁸ | L/SUR ¹⁸ | L/SUR ¹⁸ |
| Biomass Energy Systems | L ¹⁹ | L ¹⁹ | L ¹⁹ |
| Geothermal Energy Systems | L/SUR ²⁰ | L/SUR ²⁰ | L/SUR ²⁰ |
| Micro-Hydro Energy Systems | L ²¹ | L ²¹ | L ²¹ |
| OTHER | | | |
| Basic Utilities | | | |
| Minor basic utilities | P | P | P |
| Major basic utilities | L/SUR ¹⁴ | L/SUR ¹⁴ | SUR |
| Heliports | SUR | SUR | SUR |
| Wireless Communications Facilities | SUR | SUR | SUR |
| Temporary, Intermittent & Interim Uses | P | P | P |
| Marijuana Businesses | NP | L ²² | L ²² |

Table 4.1423 Notes

1. In TC-PV and NC-PV on SE Giese Road, SE 172nd Avenue, or SE 190th Avenue, any ground floor street-facing façade within 40 feet of the street shall be commercial or institutional uses except for lobbies (unless required by the building code).
2. Residential uses permitted only as part of a mixed-use building and are not permitted on ground floor.
3. Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section**

10.0420.

4. Affordable housing development is permitted. See **Section 10.1700**.
5. The maximum building footprint for any building occupied entirely by a commercial use or uses, or other use subject to this footnote, shall be 15,000 square feet. Larger religious institutions may be pursued through a Special Use Review.
6. Retail uses which include the sale, lease or rent of new or used products to the general public, or the provision of product repair or services for consumer and business goods, are limited to a maximum of 60,000 square feet of gross leasable area in a single building or a single lot or parcel, or on contiguous lots or parcels, including those separated only by transportation right-of-way. A variance from this size limitation is prohibited. Where this size limitation conflicts with the commercial service and retail total floor area allowances of this table, the more restrictive size limitation shall govern.
7. The commercial portion of the structure shall face the street front and is limited to the first floor. Where a live-work unit has an individual garage, vehicle access to the garage must be from an alley. A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit.
8. Theme parks are not permitted.
9. Limited to mixed use buildings (retail and non-retail or residential uses). Retail may be no more than 50% of the total floor area of the building.
10. The maximum site size for an Outdoor Commercial Use is two acres. See also **Section 4.1429**.
11. Industrial uses are allowed only if the activities and storage are indoors or screened from view by a sight-obscuring fence or wall.
12. For purposes of this table, the following uses are permitted: Any combination of administrative, research and development, production, assembly, and testing functions.
13. Golf courses are not permitted. The following additional parks, open spaces, and trails are not permitted in the ME-PV district: public urban plazas, public neighborhood parks, and public community parks. However, public urban plazas, public neighborhood parks, and public community parks are permitted in the ME-PV district when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.
14. Electrical generating facilities are not permitted.
15. Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.
16. See **Section 10.0900** for additional standards that apply.
17. For limitations, see **Section 4.1450**, Solar Energy System Standards for Pleasant Valley Districts.
18. For limitations, see **Section 4.1451**, Wind Energy System Standards for Pleasant Valley Districts.
19. For limitations, see **Sections 4.1452**, Biomass Energy System Standards for Pleasant Valley Districts.
20. For limitations, see **Section 4.1453**, Geothermal Energy System Standards for Pleasant Valley Districts.
21. For limitations, see **Section 4.1454**, Micro-Hydro Energy System Standards for Pleasant Valley Districts.
22. For limitations, see **GRC 9.63.090**.

STANDARDS

4.1424 DEVELOPMENT STANDARDS TABLE

Table 4.1424 summarizes development standards, which apply within the Pleasant Valley Town Center, Neighborhood Commercial, and Mixed Employment sub-districts. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance.

Table 4.1424 Mixed-Use and Employment Sub-districts

| | TC-PV | NC-PV | ME-PV |
|--|---|--|---|
| A. Minimum Lot Size | None | None | None |
| B. Minimum Residential Density | None | None | None |
| C. Maximum Residential Density | None | None | None |
| D. Minimum Building Setbacks (Section 4.1425) | 0 feet | 0 feet | 0 feet |
| E. Maximum Building Setbacks (Section 4.1425) | 5 feet front and street side; none for interior side and rear. ¹ | 10 feet front and street side; none for interior side and rear. ¹ | 20 feet front and street side on arterial or collector frontage; None on all other frontages; None for interior side and rear |
| F. Maximum Building Height (Section 4.1426) | 45 feet ^{2,3} | 45 feet ^{2,3} | 45 feet ^{2,3} |
| G. Minimum Off-Street Parking Required | As provided in Section 9.0851 | As provided in Section 9.0851 | As provided in Section 9.0851 |
| H. Maximum Off-Street Parking Permitted | As provided in Section 9.0851 | As provided in Section 9.0851 | As provided in Section 9.0851 |
| I. Design Criteria and Standards Apply (Section 4.1427) | Yes ⁴ | Yes ⁴ | Yes |
| J. Screening & Buffering Required (Section 9.0100) | No, except where abutting LDR-PV | No, except where abutting LDR-PV | No, except where abutting LDR-PV ⁴ |
| K. Landscaping (Section 4.1428) | Yes | Yes | Yes |
| L. Commercial Uses (Section 4.1429) | Yes | Yes | Yes |
| M. Open space (Section | Yes | No | No |

| | TC-PV | NC-PV | ME-PV |
|---------|-------|-------|-------|
| 4.1430) | | | |

Table 4.1424 Notes:

1. The maximum front or street-side setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided. This requirement applies to commercial and mixed-use buildings. Where standalone residential buildings are permitted, the maximum setback requirement does not apply.
2. A height bonus applies to affordable housing development. See Section 10.1700.
3. Building height transition standards apply when the abutting lot is in the LDR-PV sub-district. See **Section 4.1416**.
4. For the purposes of screening and buffering a use permitted in the ME-PV shall be considered an office use.

4.1425 SETBACKS

Required minimum and maximum setback standards are specified in **Table 4.1424(A)**.

- A. Minimum setback distances shall be determined in conformance with the definition for “Setback” as specified in **Section 3.0103**.
- B. Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in **Table 4.1424(A)**. Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded, provided conformance is achieved with the maximum setback distance for at least one building. When phased development is proposed, buildings constructed during the initial phase(s) are exempt from this standard, provided the applicant demonstrates that buildings proposed for a later phase(s) will fulfill the maximum setback requirement.

4.1426 BUILDING HEIGHT

Maximum building heights are specified in **Table 4.1424(A)**.

- A. The maximum building height shall be reduced when located adjacent to the LDR-PV district, as provided in **Section 4.1416**.

4.1427 TRANSIT DESIGN CRITERIA AND STANDARDS

These sub-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 sub-districts.

- A. In order to achieve these purposes, the following design regulations apply:
 1. **Section 7.0103** applies to new multifamily, elderly housing, residential facilities, commercial, mixed-use, and industrial development requiring design review approval. The commercial design standards in **Section 7.0103** shall apply to industrial development.
 2. **Section 7.0432** applies to new townhouse projects.

B. Incidental Drive Through Uses.

Drive through uses as defined in **Section 3.0103** are not permitted in TC-PV, except when such use is incidental to a primary site use and when the incidental drive through use is limited to one service window, which is part of a primary use structure, and to no more than two queuing lanes. Vehicular service bays or islands are not permitted.

4.1428 LANDSCAPING

A. Section 7.0310(A) regarding design review landscaping criteria and standards for commercial and mixed-use development is amended as follows:

1. A minimum of 15% of the net acreage site area: NC-PV, ME-PV.
2. Setback areas shall be landscaped or provided with enhanced pedestrian spaces such as benches and drinking fountains: TC-PV, NC-PV.
3. Any site area not developed for structures, paving, or enhanced pedestrian spaces shall be improved with landscaping: TC-PV.

B. Landscaping for stormwater management shall count towards total percentage of required landscaping.

4.1429 COMMERCIAL USES

- A.** At least 85% of business activities in connection with commercial uses permitted in **Table 4.1424** shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15 percent of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the TC-PV Sub-district, the amount of site area used for outdoor business activity, product display, or storage may be up to 50 percent of the amount of floor area on the site.
- B.** No outdoor business activities, product display, or storage shall be located within yard setback or buffering and screening areas. Areas devoted to on-site outdoor business activities, product display, or storage shall be located so that they do not interfere with pedestrian circulation.

4.1430 TOWN CENTER OPEN SPACE

In the TC-PV sub-district, proposed commercial and institutional development on sites larger than 20,000 sq. ft. shall meet the Rockwood Design District standards for publicly accessible open space as provided in **Section 7.0503(A)(5)(S3)-(S6)**.

PLEASANT VALLEY PUBLIC LAND SUB-DISTRICT

4.1440 PUBLIC LAND – PLEASANT VALLEY (PL-PV)

A. Sub-district Purpose and Characteristics

1. The Public Land sub-district may be applied to major parcels of land serving the cultural,

educational, recreational, and public service needs of Pleasant Valley and the larger community, including parks, open spaces, public schools, and other public uses. This sub-district is reserved for designated public facilities and shall only apply to lands owned by governmental agencies for public use or benefit.

2. The PL-PV sub-district is intended to provide public awareness of the possible uses of public land; accommodate community-serving uses; and provide minimum standards for the development of parks and schools.
3. Other publicly owned lands not included within the PL-PV sub-district shall be subject to the development standards of the sub-district in which they are located.

PERMITTED USES

4.1441 PERMITTED USES

Table 4.1441 lists the types of land uses that are permitted in the Public Land sub-district of Pleasant Valley.

- P = Permitted Use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1441: Permitted Uses in the Pleasant Valley District Public Land Sub-district

| USES | PL-PV |
|----------------------------|----------------|
| RESIDENTIAL | |
| Single Detached Dwelling | NP |
| Duplex | NP |
| Triplex | NP |
| Quadplex | NP |
| Townhouse | NP |
| Cottage Cluster | NP |
| Multifamily | NP |
| Elderly Housing | NP |
| Manufactured Dwelling Park | NP |
| Residential Facility | NP |
| Residential Home | NP |
| Affordable Housing | P ¹ |
| COMMERCIAL | |

| | |
|---------------------------------------|--------------------|
| Auto-Dependent Use | NP |
| Business and Retail Service and Trade | NP |
| Clinics | NP |
| Commercial Parking | NP |
| Daycare Facilities | NP |
| Live-Work | NP |
| Major Event Entertainment | NP |
| Mini-Storage Facilities | NP |
| Outdoor Commercial | NP |
| INDUSTRIAL | |
| Construction | NP |
| Exclusive Heavy Industrial Uses | NP |
| Industrial Office | NP |
| Information Services | NP |
| Manufacturing | NP |
| Miscellaneous Industrial | NP |
| Trade Schools | NP |
| Transportation/Distribution | NP |
| Warehousing/Storage | NP |
| Waste Management | NP |
| Wholesale Trade | |
| INSTITUTIONAL USES | |
| Civic Uses | SUR |
| Community Services | SUR |
| Medical | NP |
| Parks and Open Spaces | SUR |
| Religious Institutions | NP |
| Schools | P |
| RENEWABLE ENERGY² | |
| Solar Energy Systems | L/SUR ³ |
| Wind Energy Systems | L/SUR ⁴ |
| Biomass Energy Systems | L ⁵ |
| Geothermal Energy Systems | L/SUR ⁶ |
| Micro-Hydro Energy Systems | L ⁷ |
| OTHER | |

| | |
|--|--------------------|
| Basic Utilities | |
| Minor Basic Utilities | P |
| Major Basic Utilities | L/SUR ⁸ |
| Heliports | NP |
| Wireless Communications Facilities | SUR |
| Temporary, Intermittent & Interim Uses | P |
| Marijuana Businesses | NP |

Table 4.1441 Notes

1. Affordable housing development is permitted. See **Section 10.1700**.
2. See **Section 10.0900** for additional standards that apply.
3. For limitations, see **Section 4.1450** Solar Energy System Standards for Pleasant Valley Districts.
4. For limitations, see **Section 4.1451** Wind Energy System Standards for Pleasant Valley Districts.
5. For limitations, see **Section 4.1452** Biomass Energy System Standards for Pleasant Valley Districts.
6. For limitations, see **Section 4.1453** Geothermal Energy System Standards for Pleasant Valley Districts.
7. For limitations, see **Section 4.1454** Micro-Hydro Energy System Standards for Pleasant Valley Districts.
8. Electrical generating facilities are not permitted.

STANDARDS

4.1442 DEVELOPMENT STANDARDS TABLE

Table 4.1442 summarizes development standards, which apply within the Pleasant Valley Public Land sub-district. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance.

Table 4.1442 Development Standards in Public Land Sub-district

| | PL-PV |
|---|---|
| A. Minimum Lot Size | None |
| B. Minimum Building Setbacks (Section 4.1443) | As provided in Section 4.1443 |
| C. Maximum Building Height | 45 feet ¹ |
| D. Minimum Off-Street Parking Required | As provided in Section 9.0851 |
| E. Maximum Off-Street Parking Permitted | As provided in Section 9.0851 |
| F. Transit Design Criteria and Standards Apply | No |
| G. Screening & Buffering Required (Section 9.0100) | Yes, except as provided in Section 8.0114(C)(3) |
| H. Landscaping (7.0310) | School use: As provided in Section 7.0310(A)-(D) |

Table 4.1464 Notes:

1. When the abutting lot is zoned LDR-PV or MDR-PV, the maximum building height shall be 35 feet at the minimum building setback from the shared lot line. For every one (1) foot of additional building setback beyond the minimum setback, the maximum building height shall increase by one (1) foot, up to a maximum total building height of 45 feet.

4.1443 SETBACKS

Required minimum setbacks are as specified below.

- A. Building setbacks. Buildings must be set back from all property lines a minimum of 20 feet.
- B. Outdoor activity facility setbacks. Outdoor activity facilities, such as swimming pools, basketball courts, tennis courts, or baseball diamonds must be set back at least 50 feet from abutting residentially zoned properties. Playground facilities must be set back at least 20 feet from abutting residentially zoned properties. Where the outdoor activity facility abuts a residential property occupied by a school use, the required setback is reduced to zero.

RENEWABLE ENERGY STANDARDS**4.1450 SOLAR ENERGY STANDARDS FOR PLEASANT VALLEY DISTRICTS**

Solar energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by **section 5.0700** Natural Resource Overlay):

- A. Scale.
 1. LDR-PV: Small scale solar energy systems are permitted in these districts.
 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.
 1. LDR-PV: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.
 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.
- C. Height.
 1. LDR-PV: The following limitations on maximum height apply to all solar energy systems in these districts.
 - a. Roof-top, Flat-roof, and Integrated. Solar energy systems shall not exceed the district height limit in which they are located and shall not exceed the roof height on which the system is installed.
 - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 6 feet in height.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: The following limitations on maximum height apply to solar energy systems in these districts:
 - a. Roof-top, Flat-roof and Integrated.
 - i. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
 - ii. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.
 - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.
- D. Setbacks and Yards.
1. LDR-PV: Solar energy systems are not allowed in the required front, street-side or side setbacks and are not allowed in the front yard between the building and the street in these districts.
 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV and PL-PV: Solar energy systems are not allowed in the required front or street-side setbacks.

4.1451 WIND ENERGY STANDARDS FOR PLEASANT VALLEY DISTRICTS

Wind energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
 1. LDR-PV: Small scale wind energy systems are permitted in these districts.
 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.
 1. LDR-PV: Roof-top wind energy systems are permitted in these districts.
 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Roof-top and ground-mounted wind energy systems are permitted in these districts.
- C. Height.
 1. LDR-PV: The following limitations on maximum height apply to all wind energy systems in these districts:
 - a. Roof-top. Wind energy systems shall not exceed the district height limit in which they are located and shall not exceed 10 feet above the height of the roof on which the system is installed.
 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: The following limitations on maximum height apply to all wind energy systems in these districts:
 - a. Roof-top. The height of roof-top wind energy systems shall not exceed a value equal

to the building height when the building height is 45 feet or less. For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum.

- b. Ground-mounted. The height of ground-mounted wind energy systems shall not exceed 45 feet as measured from the grade at the base of the equipment to the top of the system. The height limit of 45 feet can be exceeded up to 110 feet with a Special Use Review.

D. Setbacks and Yards.

1. LDR-PV: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks or in any yards in these districts.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks and are not allowed in the front or street-side yard between the building and the street in these districts.

4.1452 BIOMASS ENERGY STANDARDS FOR PLEASANT VALLEY DISTRICTS

Biomass energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

A. Scale.

1. LDR-PV: Small scale biomass energy systems are permitted in these districts.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Small scale biomass energy systems are permitted in these districts.

B. Type.

1. LDR-PV: Non-hazardous biomass systems are permitted in these districts.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Non-hazardous biomass systems are permitted in these districts.

C. Height.

1. LDR-PV: Biomass energy systems shall not exceed the maximum district height limits in these districts.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Biomass energy systems shall not exceed the maximum district height limits in these districts.

D. Setbacks and Yards.

1. LDR-PV: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in front or street-side yards between the building and the street, or in side yards in these districts.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street in these districts.

4.1453 GEOTHERMAL ENERGY STANDARDS FOR PLEASANT VALLEY DISTRICTS

Geothermal energy systems are limited in Pleasant Valley districts as follows (these standards may be

restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
 - 1. LDR-PV: Small scale geothermal energy systems are permitted in these districts.
 - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Small scale geothermal energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.
 - 1. LDR-PV: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
 - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
- C. Height.
 - 1. LDR-PV: Geothermal systems shall not exceed the maximum district height limits in these districts.
 - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Geothermal systems shall not exceed the maximum district height limits in these districts.
- D. Setbacks and Yards.
 - 1. LDR-PV: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.
 - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.

4.1454 MICRO-HYDRO ENERGY STANDARDS FOR PLEASANT VALLEY DISTRICTS

Micro-hydro energy systems are limited in Pleasant Valley districts as follows (these standards may be restricted by **Section 5.0700** Natural Resource Overlay):

- A. Scale.
 - 1. LDR-PV: Small scale micro-hydro energy systems are permitted in these districts.
 - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Small scale micro-hydro energy systems are permitted in these districts.
- B. Type.
 - 1. LDR-PV: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
 - 2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
- C. Height.
 - 1. LDR-PV: Generally the district height limits apply in these districts. However, in-pipe systems

may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

D. Setbacks and Yards.

1. LDR-PV: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.
2. MDR-PV, HDR-PV, TC-PV, NC-PV, ME-PV, and PL-PV: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.