

ORDINANCE NO. 879

AN ORDINANCE AMENDING CHAPTERS 1, 3, 5, AND 8 OF THE TROUTDALE DEVELOPMENT CODE AND DECLARING AN EMERGENCY.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. House Bill 2001 was passed in 2019 in an effort to allow for greater opportunities and streamlined standards to encourage the development of middle housing typologies, particularly in areas of cities that have historically been dedicated for detached single-family residential dwellings.
2. Prior to the law's adoption, the City Council unanimously approved Resolution No. 2444 on February 26, 2019, which opposed the adoption of the bill and its ramifications to local planning authority during the 2019 legislative session.
3. Despite the City's objection to the legislation, the City has worked in good faith to accommodate the law within its development code through multiple work sessions and information outreach to explain the required changes to regulatory standards.
4. Troutdale's position and population classifies it as a "large city", requiring code amendments to its development code no later than July 1, 2022 to incorporate middle housing standards as required by law and as outlined in Oregon Administrative Rules to retain local development regulatory oversight.
5. The Planning Commission has reviewed the proposed amendments at public hearings during the May 11, 2022 regular meeting and May 25, 2022 regular meeting and voted 6-0 to recommend these amendments as presented to City Council for approval.
6. The City Council has received and considered testimony provided at public hearings during the June 14, 2022 and June 28, 2022 regular meetings.
7. The City Council has adopted findings consistent with the provisions set forth in Troutdale Development Code (TDC) Section 6.1100 as set forth in Attachment D.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. TDC Chapter 1 shall be amended as set forth in Attachment A.

Section 2. TDC Chapter 3 shall be amended as set forth in Attachment B.

- Section 3. TDC Chapter 5 shall be restructured and renumbered to account for sections that have been fully relocated into Chapter 8.
- Section 4. TDC Chapter 8 shall be amended as set forth in Attachment C.
- Section 5. The Council declares that an emergency exists because the prevailing standards of House Bill 2001 as outlined in Oregon Administrative Rules shall take effect on July 1, 2022, which would cause a period of time of potential overlapping and conflicting development standards that could result in conflicting standards and difficulties in code interpretation. Therefore, this ordinance shall be immediately effective upon its passage by the Council.

YEAS: 7
NAYS: 0
ABSTAINED: 0



Randy Lauer, Mayor
Date: June 30, 2022



Sarah Skroch, City Recorder
Adopted: June 28, 2022

Chapter 1 – Introductory Provisions

1.010 Title

This ordinance shall be known as the Troutdale Development Code of 2017, also referred to as “TDC” or the “Code”.

1.015 Purpose

The purpose of this Code is to coordinate City regulations governing the development and use of land and to implement the Troutdale Comprehensive Land Use Plan. It is the policy of the City of Troutdale to accomplish this in a manner that allows Troutdale to develop as a community with its unique character, encourage development that conforms to that character and to assist all persons who propose such development.

1.016 Applicability

This Code applies to all property within the incorporated limits of the City of Troutdale as well as to property outside the incorporated City limits but within the City’s urban planning area that is subject to that Intergovernmental Agreement transferring land use planning responsibility from Multnomah County to the City of Troutdale, except for those incorporated properties located east of the ordinary high water line of the west bank of the Sandy River, which are within the boundaries of the Columbia River Gorge National Scenic Area (NSA).

Property located within both the incorporated limits of the City and the National Scenic Area shall be subject only to the regulations of Sections 4.500 (Flood Management Area), 5.600 (Erosion Control and Water Quality Standards) and 5.700 (Stormwater Management) of this Code, but are also subject to land use review by the Multnomah County Department of Community Services.

1.017 Scope and Compliance

A parcel of land may be used, developed by land division, or otherwise, and a structure may be used or developed by construction, reconstruction, alteration, occupancy, or otherwise, only as permitted by this Code. The requirements of this Code apply to the person undertaking a development or the user of a development, and to the person’s successors in interest.

1.018 Consistency with Plan and Laws

Actions initiated under this Code shall be consistent with the adopted Comprehensive Land Use Plan of the City of Troutdale and with applicable state and federal laws and regulations as these plans, laws, and regulations may now or hereafter provide.

1.020 General Definitions

As used in this Code, words used in the present tense include the future tense, while words in the plural include the singular, and all words used in the singular include the plural unless the context clearly indicates to the contrary. All words used in the masculine gender include the feminine gender. The word "shall" is mandatory and the word "may" is permissive. The word "structure" includes the word "building". The words "land", "property", "site", "lot", "parcel" and "premise" are used interchangeably unless the context clearly indicates to the contrary. The words "proposal", "application", and "request" are used interchangeably unless the context clearly indicates to the contrary. The word "lot" includes the word "parcel" unless the context clearly indicates to the contrary. Where words are not defined in this Code, the following sources shall be consulted: State statute, and any dictionary of common usage, all of which shall be interpreted by context. Interpretations of the Code are the responsibility of the Director.

Abutting. Adjoining with any common boundary line(s).

Access. The place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property of use.

Accessway. Paved pathways which provide direct and continuous pedestrian and/or bicycle passage through blocks. Accessways are designed to provide continuous pedestrian/bicycle routes by connecting a public street to another street or residential area, neighborhood activity center, industrial or commercial center, transit facility, park, school, open space, or trail system.

Accessory Structure. A structure not utilized as a dwelling unit which is subordinate to the principal structure that is located on the same lot serving purposes clearly incidental to the principal structure. Accessory structures include detached garages, detached carports, storage sheds, gazebos, detached decks over twelve (12) inches in height, play structures, or other similar structures detached from the primary structure determined to be similar by the Director.

Accessory Use. A non-residential use of a structure serving purposes incidental to the principal use.

Adjacent. Adjacent means next to, adjoining, or separated by right of way; for example, an industrial district across the street or highway from a commercial district shall be considered as adjacent.

Age Restricted Housing. A housing development that is intended for occupancy by at least one person 55 years of age or older per unit and is governed by a common set of rules, regulations or restrictions. These facilities are associated with independent living and are distinct from community-based care facilities.

Aggregate Resource. Any and all rock, sand, soil, or gravel product extracted for commercial, industrial, or construction use from natural deposits.

Agricultural or Animal-Based Uses. Land-based activities that are typically rural in nature and may include farming, greenhouse storage, plant or tree nurseries, livestock keeping, kenneling or animal boarding; or other similar uses. The keeping of animals for domestic purposes is not considered a land use. Veterinary clinics are considered an office use.

Alley. A service roadway providing a secondary means of access to abutting property and not intended for general traffic circulation.

Attached Dwelling. See Dwelling, Townhouse.

Automobile Wrecking Yard. See Junk Yard.

Bed & Breakfast. A structure designed for and occupied as a single-family dwelling, in which travelers are lodged for sleeping purposes and a meal provided, and for which compensation of any kind is paid. A Bed and Breakfast Facility is not a hotel, motel, boarding house, rooming house, or short-term vacation rentals upon residential property.

Bikeway. Any street or path which in some manner is specifically designated for the use of bicycles, or for shared use by bicycles, and other transportation modes compatible with bicycle use. The term “bikeway” includes bike lane and bike path.

Bike Lane. A portion of a street or shoulder designated for use by bicycles through the application of a paint stripe.

Bike Path. A separate trail or path closed to motor vehicle use which is for the exclusive use of bicycles or the shared use of bicycles and pedestrians.

Boarding, Lodging, or Rooming House. Any building, or portion thereof, containing not more than five (5) guestrooms for which rent is paid.

Building Footprint. The horizontal area as seen in plan, measured from outside of all exterior walls and supporting columns. It includes dwellings and any area of attached garage that exceeds 200 square feet. It does not include detached garages or carports; accessory structures; trellises; patios; areas of porch, deck, and balcony less than 30 inches from finished grade; cantilevered covers, porches or projections; or ramps and stairways required for access.

Building, Height of. The height of a building is the vertical distance from grade plane to the average height of the highest roof surface. A grade plane is a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building and a point six (6) feet from the building.

Bus Stop. A location on a bus route, typically marked by a sign, where buses stop for passengers.

Caretaker Unit. A dwelling unit associated with a non-residential land use that is used to house no more than two (2) workers at a time who are primarily tasked with providing security and/or off-hour service to a facility.

Carpool/Vanpool. A group of two (2) or more commuters who share the ride to and from work, school, or other destinations.

Change of Use. Change in the primary type of use on a site.

Child Care Facility. See Day Care Facility.

City. The City of Troutdale, Oregon.

City Manager. The appointed chief administrative officer of the City who is responsible for the administration of all City ordinances, and who may make final determinations on all administrative decisions made by the Director or designated official.

Clear Vision Area. The area near intersections of roadways and ingress/egress points where a clear field of vision is necessary for public safety.

Clinic. A building, or portion of a building, containing one or more offices for providing medical, dental, or psychiatric services not involving overnight housing of patients.

Clustering. A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Code. The Troutdale Development Code.

Common Courtyard. A common area for use by residents of a cottage cluster. A common courtyard may function as a community yard. Hard and soft landscape features may be included in a common courtyard, such as pedestrian paths, lawn, groundcover, trees, shrubs, patios, benches, or gazebos.

Common Wall. A wall or set of walls in a single structure shared by two or more dwelling units. The common wall must be shared for at least 25 percent of the length of the side of the building of the dwelling units.

Commercial Amusement. Uses that include commercial recreational uses such as pool halls, bowling alleys, theaters, arenas, and auditoriums.

Community-Based Care Facility. A building, complex, or distinct part thereof that provide individualized services in a homelike setting to older adults, people with disabilities, and people requiring memory care. These include assisted living facilities, residential care facilities, and memory care facilities as defined and licensed by the State of Oregon. These facilities are distinct from age-restricted housing.

Community Service Use. A noncommercial use established primarily for the benefit and service of the population of the community or region in which it is located. Community service uses include, but are not limited to, schools, churches, community centers, fire stations, libraries, hospitals, fraternal lodges, cemeteries, and government-owned or government-operated structures or land used for public purposes.

Corporate Headquarters. A complex of buildings whose purpose is to be the administrative center of a business enterprise. Corporate headquarters may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, and child care facilities.

Cottage. See Dwelling, Cottage.

Cottage Cluster. A grouping of no fewer than four detached dwelling units per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard. Cottage cluster may also be known as “cluster housing,” “cottage housing,” “bungalow court,” “cottage court,” or “pocket neighborhood.”

Cottage Cluster Project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard.

Day Care, Certified, or Group Day Care Home. A day care facility licensed or certified by the State of Oregon Department of Human Resources located in a building constructed as a single-family dwelling that is certified to care for no more than twelve (12) children or adults with disabilities.

Day Care, Family Provider. A day care facility, licensed or certified by the State of Oregon or Multnomah County, providing care in the provider’s home in the family living quarters.

Day Care Center or Day Care Facility. Any facility providing full-time care to more than twelve (12) children in a structure other than a single-family residential dwelling.

De novo. Considering the matter anew, the same as if it had not been heard before and as if no decision previously had been rendered.

Detached dwelling. See Dwelling, Single Family Detached.

Development. Any manmade change to improved or unimproved real estate including, but not limited to, construction, installation or change of a building or structure; land division; storage on the land; tree cutting; drilling; and site alteration such as that due to land surface mining, dredging, grading, paving, excavating, or clearing.

Development Permit. A permit issued for decks, accessory structures, and similar structures which requires zoning approval, but does not require a building permit.

Diameter at breast height (DBH). The diameter of the trunk of a tree measured at fifty four (54) inches above natural grade.

Director. The appointed City official who is responsible for the administration of community development and related ordinances.

Distribution Center. An establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including shipment by boat, rail, air, or motor vehicle.

Door Area. The area of the portion of a door other than a garage door that moves and does not include the frame.

Driveway Approach. The edge of a driveway where it abuts a public right-of-way.

Dwelling, Accessory. An interior, attached, or detached residential structure that is used in connection with, or that is accessory to, a single-family dwelling.

Dwelling, Apartment Building. See Dwelling, Multiple-Family.

Dwelling, Apartment Unit. An individual dwelling unit intended for rent or lease within a multiple-family dwelling, or constructed above, below, behind, or beside another use, including mixed-use dwellings.

Dwelling, Condominium. A type of residential development offering individual ownership of dwellings—units and common ownership of open spaces, structures and other facilities.

Dwelling, Cottage. An individual dwelling unit that is part of a cottage cluster. See also Cottage Cluster and Cottage Cluster Project.

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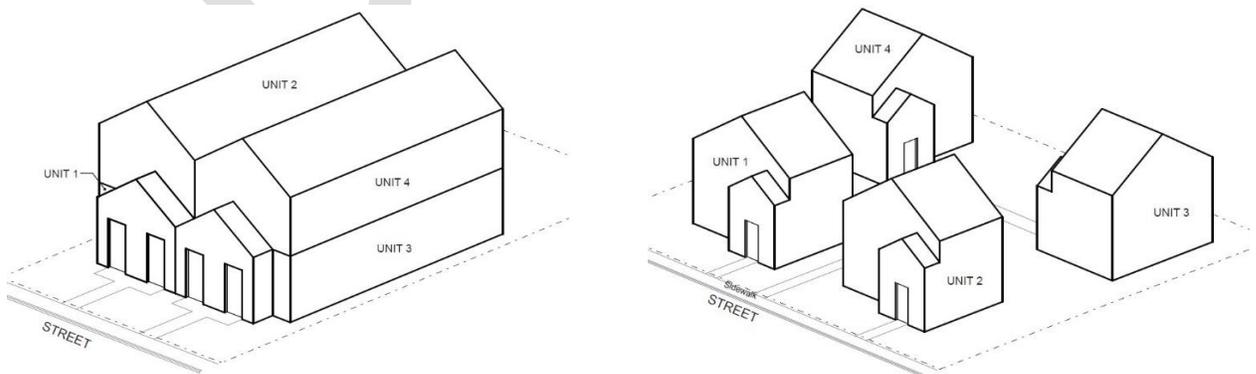
Dwelling, Duplex. A building with two (2) dwelling units on a lot or parcel in any configuration. In instances where a development can meet the definition of a duplex and also meets the definition of a primary dwelling unit with an accessory dwelling unit (ADU), the applicant shall specify at the time of application review whether the development is considered a duplex or a primary dwelling unit with an ADU. Example configurations as shown in the figure below (top row, from left to right) include:

- *Top row, left to right:* stacked, attached side-by-side, attached by a breezeway
- *Bottom row, left to right:* attached by a garage wall, detached side-by-side, detached front and back



Dwelling, Multi-Family. A building with five (5) or more dwelling units.

Dwelling, Quadplex. A building with four (4) dwelling units on a lot or parcel in any configuration. Example configurations as shown in the figure below include stacked (left) and detached (right).



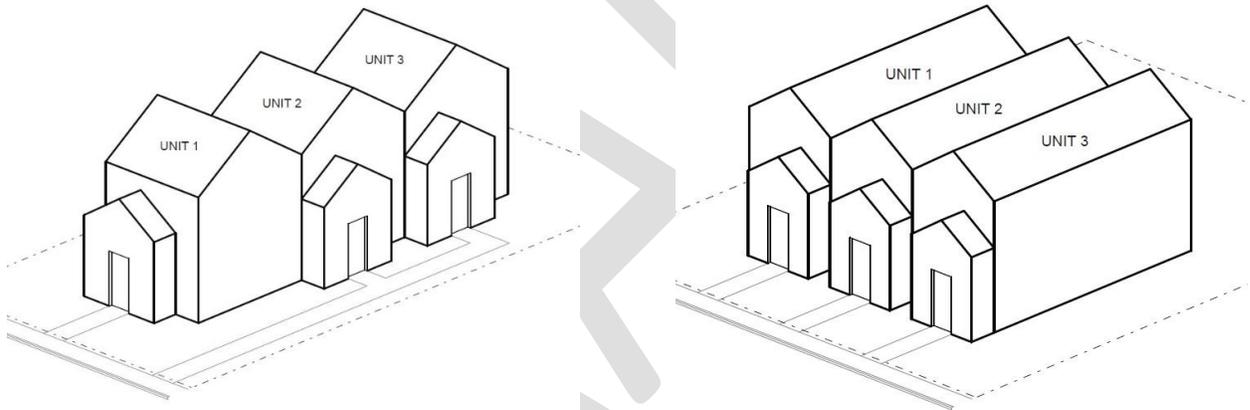
Dwelling, Shared. A dwelling unit in which five (5) or more bedrooms are rented or leased. Shared dwelling units include boarding houses, rooming houses, and the like. Shared dwellings are multi-family residential units.

Dwelling, Single-Family Attached. See Townhouse.

Dwelling, Single-Family Detached. A detached structure on a lot or parcel that is comprised of a single dwelling unit. Detached single family dwellings may be constructed off-site, e.g., manufactured dwellings or modular homes.

Dwelling, Townhouse. A dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit. A townhouse is also commonly called a “rowhouse,” “attached house,” or “common-wall house.” See also Townhouse Project.

Dwelling, Triplex. A building with three (3) dwelling units on a lot or parcel in any configuration. Example configurations as shown in the figure below include front and back (left) and attached (right).



Dwelling, Zero Lot Line. A single-family detached dwelling that is located on a lot in such a manner that one (1) or more of the building’s sides rest directly on a lot line and is not considered a townhouse.

Eating and Drinking Establishment. An establishment where meals or drinks (either alcoholic or non-alcoholic) are prepared and served to the public for consumption. This use includes restaurants, brew pubs, cafes, delicatessens, sandwich shops, taverns, bars, or other establishments primarily engaged in serving alcoholic beverages.

Entertainment Facility, Major. A commercial or nonprofit enterprise including but not limited to amusement parks, multiple-screen theaters, museums, stadiums, zoos, or other similar uses, but not casinos. Major entertainment facilities often have a fee or age restriction for admission and generate a significant traffic impact in comparison to a minor entertainment facility.

Entertainment Facility, Minor. A commercial or nonprofit enterprise including but not limited to arcades, gaming rooms, museums, small-scale theaters, or other similar uses. Minor entertainment facilities are

typically located within smaller spaces in a downtown or shopping center setting and have limited traffic impact in comparison to a major entertainment facility.

Family. See Household.

Fence. An accessory structure that serves as an enclosure, barrier or screen that is not part of a building.

Fence, Electric. A type of security fence that carries an electric current that can produce a shock if touched.

Fence, Security. A fence that is designed to deliberately discourage entry into a secure area of a site. This includes but is not limited to barbed wire fencing (twisted or pointed wire ends) and razor wire fencing (metal blades) in a linear or curled pattern.

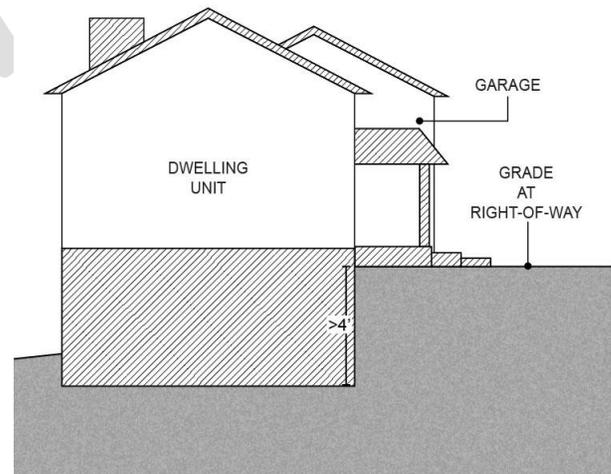
Fence, Sight-Obscuring. A fence that substantially screens an area or object by eighty percent (80%) of the view at a ninety (90) degree angle, excluding screens that are living plants.

Financial Institution. A bank, credit union, or similar entity that is licensed to deposit or manage money or other financial products for customers. Financial institutions may have a presence within a building or as a stand-alone automated teller machine (ATM).

Flex Space. A building or portion thereof that can accommodate either commercial or industrial uses or a combination of those uses when permissible through relevant building codes.

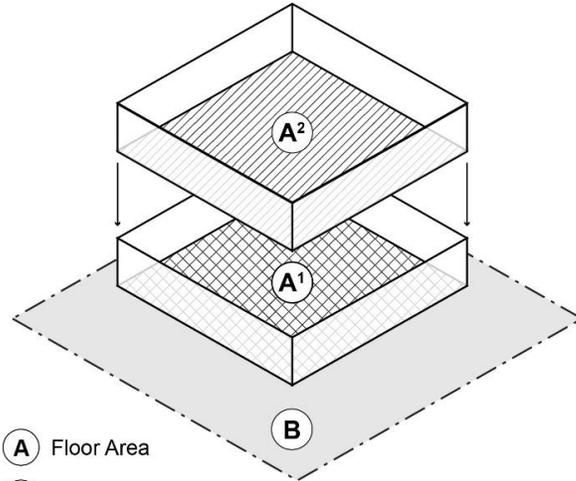
Floor Area. The total area of all floors of a building. Floor area is measured for each floor from the exterior faces of a building or structure. Floor area includes stairwells, ramps, shafts, chases, and the area devoted to garages and structured parking. Floor area does not include the following:

- Areas where the elevation of the floor is 4 feet or more below the adjacent right-of way;
- Roof area, including roof top parking;
- Roof top mechanical equipment; and
- Roofed porches, exterior balconies, or other similar areas, unless they are enclosed by walls that are more than 42 inches in height for 75 percent or more of their perimeter.



▨ Area not included in floor area calculation

Floor Area Ratio (“FAR”). The amount of floor area of a building or structure in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 0.7 to 1 means 0.7 square feet of floor area for every one square foot of site area. FAR is calculated by dividing the total floor area of all buildings on a site by the total site area.



$$FAR = \frac{A^1 + A^2}{B}$$

Food Vendor (Mobile). Any trailer, vehicle, wagon, cart, stand, or other similar mobile or temporary device or structure which is used for the purpose of preparing, processing, or converting food for immediate consumption as a drive-in, drive-through, curb, or walk-up service. A valid City business license is required. Food vendors (mobile) also means the site occupied by a mobile food vendor if a mobile food vendor occupies the site daily for more than three (3) consecutive days even if the mobile device or structure does not occupy the site twenty four (24) hours per day. Specific types of mobile food vendors are defined as follows:

Food Carts – in a location and operating for a limited duration. Includes both mobile cars, and also temporary stands with a maximum size of one hundred (100) square feet. Examples include a food stand erected for an event, such as a food stand put up and operated for the duration of an authorized community event. Customer access is walk up only.

Food Kiosks – located on a site in a long-term or permanent manner such as a drive-up coffee stand. These may be structures on trailers. There is no kitchen or indoor seating. Customer access can be walk-up or drive-up window.

Food Stands – in a location and operating for a limited duration. Examples include a hot dog stand that operates on a street corner during the lunch hour or a lemonade stand in a neighborhood. Maximum size is forty eight (48) square feet. Customer access is walk up only.

Food Trucks/Trailers – in which food is prepared and from which food is served. Food Trucks and Trailers park generally in parking lots and may move from the business site daily, or may locate in the same site for several weeks at a time. Maximum size is two hundred (200) square feet. There is no indoor seating. Customer access can be walk-up or drive-up window.

Freight & Trucking Firm. A logistics entity that provides shelter, transfer, or dispatching of trucks, truck fleets, or other vehicles carrying freight, cargo, or other goods and materials. The entity may provide limited access for vehicular services or fueling stations on site.

Frontage. The portion of a parcel of property abutting a public or private street, whether or not access to the property is accorded thereby and whether or not a building or structure faces the street.

Fueling Station. A facility that provides a location for vehicles to obtain fuel and may also contain a convenience store, car wash, or traveler services. This includes gas stations, commercial truck stops, or similar facilities. Electric charging stations placed within a right-of-way or upon a lot with a different primary land use from a fueling station are not included in this definition. This definition is distinct from freight & trucking firms or other types of vehicular services.

Gallery. A retail business selling or displaying works of art as its primary business.

Goal Protected Lands. Lands protected or designated pursuant to any one of the following statewide planning goals:

- Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
- Goal 6 Air, Water, and Land Resource Quality
- Goal 7 Areas Subject to Natural Hazards
- Goal 9 Economic Development

Grade. The grade shall be as defined in the Uniform Building Code, as adopted by the City.

Group Home. See Residential Facility and Residential Home.

Heliport. A landing site for helicopters accessory to a use not located at the Portland-Troutdale Airport.

Home-Based Child Care. A service that provides child care upon residential property that is licensed with the State of Oregon as either a Registered Family Child Care service or a Certified Family Child Care service.

Home Occupation. A lawful occupation carried on in a dwelling by a resident of the dwelling, where the occupation is secondary to the main use of the property as a residence.

Hotel. See Lodging Facility.

Household. One or more people living together in a dwelling unit. The following are also considered households: residents of residential homes and residents of residential facilities.

Human Services. An entity that provides services to assist or watch over children, older adults, people with disabilities, and people requiring memory care. This includes community-based care facilities, nursing facilities, certified child care or adult care centers, or other similar services that are not situated within a dwelling unit or upon residential property. Residential facilities, home-based child care, or other similar services that are situated upon residential property are distinct from human services.

Junk Yard. A lot for the dismantling or “wrecking” of motor vehicles, or for the storage or keeping, of junk, including scrap metals or other scrap materials.

Kennel or Other Animal Boarding Place. Any premises where five (5) or more dogs over one (1) year of age are kept, for any purpose whatsoever, or any premises where dogs are bred, boarded, or offered for sale as a commercial business. “Other animal boarding place”, as used in this Code, means and includes any premises where six (6) or more cats or other animals are bred, boarded, or offered for sale as a commercial business.

Legislative Action. Any action which amends City policy including, but not limited to, changes to the Comprehensive Land Use Plan text, Development Code text, and other implementing ordinances, and map changes or amendments to the Comprehensive Land Use Plan Map, the Zoning District Map, or other City adopted maps which represent a change in City land use policy.

Live-Make Unit. A building or portion thereof where a dwelling unit and a manufacturing space or similar industrial use of limited impact are co-located within a unit and considered to be equal primary uses.

Live-Work Unit. A building or portion thereof where a dwelling unit and a commercial use are co-located within a unit and considered to be equal primary uses.

Loading Space. An off-street space or berth used for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials.

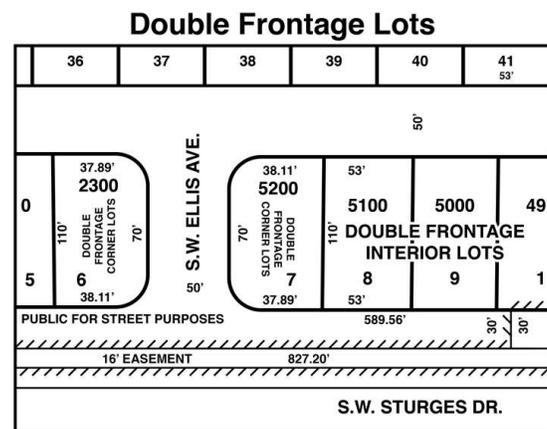
Local food production use. Includes utilization of land to raise, harvest, or sell crops; feed, breed, manage, and sell livestock, poultry, honeybees, or their produce; raise dairy animals and sell dairy products; or engage in any other similar agricultural or horticultural use, animal husbandry, or combination thereof; for producing food to be consumed by people. Local food production uses include preparation or processing and storage of products raised on such land, but do not include construction or use of dwellings. Food does not include any substances regulated by the Controlled Substances Act enacted by the United States Congress.

Lodging Facility. A licensed commercial facility in which rooms or suites of rooms generally are rented as transient lodgings and not as principal residences. These include hotels, motels, inns, and hostels. This definition excludes bed and breakfast inns, dormitories, shared dwellings, and short-term vacation rentals upon residential property.

Lot. Any legally created unit of land. In this Code the term “lot” may include “parcel” if the context warrants.

Lot, Corner. A lot at least two (2) adjacent sides of which abut streets other than alleys provided the angle of intersection of the adjacent streets does not exceed one hundred thirty-five (135) degrees.

Lot, Double Frontage. A lot having frontage on two (2) nonintersecting streets, as distinguished from a corner lot; but a corner lot may also have double frontage. Frontage on a street and an alley does not constitute a double frontage lot.



Lot, Interior. A lot other than a corner lot. An interior lot can be a double frontage lot.

Lot Area or Lot Size. The total square footage enclosed within the lot lines of a lot.

Lot Coverage. The percentage of the total lot area covered by structures, including all projections except eaves, balconies, bay windows, or uncovered decks twelve (12) inches or less above grade.

Lot Depth. The horizontal distance measured midway between the front and rear lot lines. In the case of a corner lot, the depth shall be the length of its longest side lot line.

Lot Line Adjustment. The relocation of a recorded lot line which does not result in the creation of an additional lot, or reduce any lot below minimum sizes required by this Code.

Lot Line, Front. For an interior lot, a line separating the lot from the street. Front lot lines on corner lots may face either street, except for corner lots that have continuously curved property lines along the streets. A continuously curved property line adjacent to two (2) or more streets of a corner lot shall be considered the front lot line. In this instance, such a corner lot has no rear property line, only front and side property lines.

Lot Line, Rear. A lot line not abutting a street which is opposite and most distant from the front lot line.

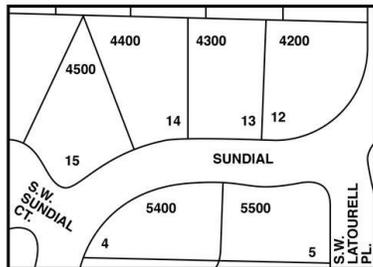
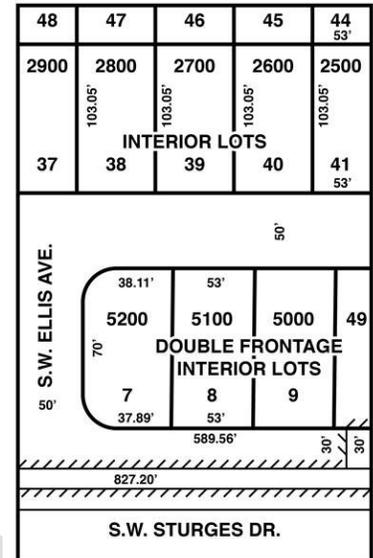
Lot Line, Side (Interior Lot). Any lot line which is not a front or rear lot line.

Lot Line, Side (Corner Lot). A line other than the front lot line separating the lot from the street, or a line separating the lot from the abutting lot along the same frontage.

Lot Width. The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Major Transit Stop. Transit centers, high capacity transit stations, major bus stops, inter-city bus passenger terminals, inter-city rail passenger terminals, and bike-transit facilities, as depicted in the Transit Master Plan of the Troutdale Transportation System Plan.

Manufactured Home or Manufactured Dwelling. A structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use as a dwelling with or without a permanent foundation when connected to the required utilities. To qualify as a manufactured home, the structure shall have been manufactured after June 15, 1976 and must bear an insignia issued by a state or federal agency indicating that the structure complied with all applicable construction standards of the U.S. Department of



CORNER LOTS WITH CONTINUOUSLY CURVED FRONT LOT LINES

Housing and Urban Development in effect at the time of construction. For floodplain management purposes, the term “manufactured home” also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than one hundred eighty (180) consecutive days.

Manufacturing, Primary. An establishment engaged in the initial processing or treatment of raw material or manufacturing of products that require additional processing, fabrication, or assembly for ultimate use by the consumer. These activities or processes may necessitate the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. These activities may involve outdoor operations as part of their manufacturing process.

Manufacturing, Secondary. An establishment engaged in the manufacture of products predominantly from previously prepared materials; of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products; and incidental storage, sales, and distribution of such products, but excluding primary industrial processing. These products are for final use or consumption. This usually involves the processing, fabrication, or assembly of semi-finished products from a primary manufacturing industry.

Marijuana Facilities. A marijuana producer, marijuana retailer, marijuana wholesaler, medical marijuana dispensary, or marijuana grow site as those terms are defined under ORS 475B.015 and ORS 475B.410, but not including a Marijuana Processor, as defined by this Code.

Marijuana Processor. An establishment which processes, compounds, or converts marijuana into cannabinoid products, cannabinoid concentrates, or cannabinoid extracts.

Marina. A small harbor, boat basin, or moorage facility providing boat berthing, docking and mooring, and incidental services for recreational, commercial and/or charter fishing, or tour boats. Incidental services include, but are not limited to, restrooms; showers; minor boat and motor repair; mooring buoys; refueling facilities; boat hoists/lifts; boat launch ramp; small office for marina management; club house and/or meeting room; vending machines; small retail area for marine, fishing and other outdoor supplies and equipment; ice, packaged beverages, and foods; limited service restaurants; and temporary restaurants.

Marine Industrial/Marine Service Facility. A structure or use which is commercial or industrial in nature and which needs to be located in or adjacent to water areas because the use requires water access. Such uses include, but are not limited to, ship, tug barge, and workboat moorage and storage; vessel repair facilities; aquaculture facilities; and fish processing facilities.

Market Value. The value of a structure or property as determined by the Multnomah County Assessor, not including the assessed value. Market value may also be determined by a current appraisal as accepted by the Director.

Middle Housing. Dwelling types that include duplexes, triplexes, quadplexes, cottage clusters, and townhouses.

Mixed-Use Development. The development of a tract of land, building, or structure with a variety of uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

Mobile Food Vendor. See Food Vendor (Mobile).

Mobile Home. See Manufactured Home.

Multiple-Family Dwelling. See Dwelling, Multiple-Family.

Net Area. The total area of a parcel of land less the following: proposed public streets; area constrained for development under the provisions of this Code; area within a community resource protection overlay district; or, where approved by the City Council, land area dedicated or conveyed to the City.

Nonconforming Development. A development that was legally established prior to the adoption of this Code or in conformance with this Code in effect at the time of development, but which does not comply with the current regulations in this Code due to subsequent enactments or amendments to this Code.

Nonconforming Lot. A lot or parcel that was legally established prior to the adoption of this Code or in conformance with this Code in effect at the time, but which does not comply with the current regulations in this Code due to subsequent enactments or amendments to this Code.

Nonconforming Structure. A structure that was legally established prior to the adoption of this code or in conformance with this Code in effect at the time, but which does not comply with the current regulations in this Code due to subsequent enactments or amendments to this Code.

Nonconforming Use. A use that was legally established prior to the adoption of this Code or in conformance with this Code in effect at the time, but does not comply with or is not permitted to exist due to subsequent enactments or amendments to this Code.

Nursing Home. Housing with long-term physical or medical care for the physically handicapped, emotionally handicapped, or elderly population. Other terms used today include residential health care facility, extended care, intermediate care, and long-term care. However, independent living, assisted living, and congregate housing are considered unique from this use within this Code.

Office. A place of business or non-profit enterprise that is primarily conducted in an indoor setting with limited to no retail presence. This includes but is not limited to certain administrative and professional services, medical services and clinics, and veterinary clinics.

Outdoor Business. A business, all or most of which is conducted, or items displayed, in an open space area including sidewalk sales, pushcart vendors, Saturday markets, and Christmas tree sales.

Owner. The owner of record of real property as shown on the tax rolls of Multnomah County, or a person purchasing a piece of property under contract. For the purposes of this title, in terms of violations and binding agreements between the City and the owner, “owner” may also mean a leaseholder, tenant, or other person in possession or control of the premises or property at the time of agreement, violation of agreement, or the provisions of this title.

Parcel. A single unit of land that is created by a partition or by deed if recognized as a parcel under state law. In this Code, the term “parcel” may include “lot” if the context warrants.

Park. A forest, reservation, playground, beach, recreation center or any other area in the City, owned, operated, or maintained by the City and devoted to active or passive recreation.

Partition. Dividing land to create not more than three (3) parcels of land within a calendar year, but does not include any action statutorily excluded from the definition of partition. See ORS Chapter 92.

Pedestrian Walkway. An exterior hard-surfaced pathway intended for pedestrian use. Also referred to simply as a walkway.

Permitted Land Use. A use allowed in a zone and subject to the restrictions applicable to that zone as provided in this Code.

Personal Services Use. A business providing services involving touching the human body such as a barber shop or hair salon, masseuse, or nail-care salon.

Principal Use. The primary purpose for which a lot, structure, or building is used.

Professional Office. An office containing the activities such as those offered by a lawyer, architect, engineer, accountant, artist, teacher, real estate, or insurance sales.

Processing. To subject to some special process or treatment, as in the course of manufacture; change in the physical state or chemical composition of matter; the second step in use of a natural resource. Examples include petroleum refining, oil shale crushing, retorting and refining, ore smelting, coal crushing and cleaning, saw mill, alfalfa pellet mills, food canning or packing, creation of glass, ceramic or plastic materials, gravel crushing, cement manufacture, and concrete batch plants. Processing occurs in both primary and secondary manufacturing.

Property Line Adjustment. The relocation or elimination of a common boundary line between two (2) or more lots or parcels.

Quadplex. See Dwelling, Quadplex.

Quasi-Judicial Action. An action or decision which involves the application of adopted policy to a specific development application or amendment.

Reclamation Plan. Shall have the meaning contained in ORS 517.750 and OAR 632-30-025 (Department of Geology and Mineral Industries).

Recreation, Active. A place or use that contains facilities or features that include recreational components beyond those of a typical passive park. These amenities include but are not limited to sports fields, sports courts, skateboard facilities, indoor recreation facilities, larger-scaled playgrounds, water-play features, dog parks, or other similar amenities where their utilization may lead to traffic, lighting, or noise impacts to surrounding areas.

Recreation, Passive. A place or use that contains facilities or features that are typically limited to trails, benches, picnic and seating areas, smaller-scaled playgrounds, or other types of low-impact parks.

Repair Shops (Vehicular and Equipment Services). A facility where services and repairs are made to vehicles or equipment apart from fueling stations.

Residential Facility. A residential care, residential training or residential treatment facility, as those terms are defined in ORS 443.400.

Residential Home. A residential treatment or training home as defined in ORS 443, a residential training facility registered under ORS 443 or an adult foster home licensed under ORS 443.705 – 443.845.

Retail Use. A place of sale to the ultimate consumer for direct consumption and not for resale.

Rowhouse. See Dwelling, Townhouse.

Sales or Rentals (Vehicular and Equipment Services). A facility where vehicles and similar equipment are displayed, purchased, leased, or rented

School. A public, parochial, or private institution that provides educational instruction to students, including accredited colleges or universities. This definition does not include trade or business schools.

Service Use. Uses that provide commercial or nonprofit services to the general public. These include but are not limited to financial institutions, personal services, human services, vehicular and equipment services, and certain animal-based uses such as veterinary clinics. Any marine service uses shall comply with requirements of the underlying zoning district and obtain state and federal approvals as required.

Sign. Refer to Section 10.015 for all definitions for signs.

Single-Family Dwelling or Single-Family Residence. See Dwelling, Single-Family (Detached).

Site Area. The total area of a development site calculated after subtracting any required or planned dedication of public rights-of-way and/or designation of private rights-of-way.

Site and Design Review Committee. A committee chaired by the Director to review applicable development proposals for compliance to the provisions of this Code.

Storage, Accessory. The safekeeping of materials and goods at a location of which the principal use is not a storage facility and its presence at a location is considered incidental to the principal use.

Storage Facility. An establishment of which the principal use is providing leasable space where materials and goods may be stored by lessees in an outdoor or indoor setting, but not including tents. Storage facilities include self-storage establishments that cater to residential and non-residential clientele but shall not include commercial or industrial warehouses (See Warehouse).

Story. A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it, provided that the following shall not be deemed a story:

- A basement or cellar if the height from finished grade at the exterior perimeter of the building to the finish floor elevation above is six (6) feet or less for at least 50 percent of the perimeter and does not exceed twelve (12) feet above grade at any point;
- An attic or similar space under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two (2) feet above the floor of such space.

Street Lighting. The total system of wiring, poles, arms, fixtures, and lamps, including all parts thereof that are necessary to light a street or pedestrian way.

Street, Private. A thoroughfare or street providing a means of access to a property or properties which is not owned by the City or other public entity.

Street, Public. A publicly owned thoroughfare or right-of-way acquired for use by the public which affords a principal means of access to abutting property.

Studio. A location where an ancillary form is created or practiced, such as an artist, a musician, dramatic arts or dance studio. Also includes light fabrication or manufacturing of individual pieces of art including welding, riveting, and use of a kiln, glass furnace, or foundry when such heat producing facilities comply with all Building Code requirements and crucibles do not exceed one (1) gallon in size.

Subdivision. To divide land to create four (4) or more lots within a calendar year, when such area or tract of land exists as a unit or contiguous units of land at the beginning of such year.

Sufficient Infrastructure. The following level of public services to serve new triplexes, quadplexes, townhouses, or cottage cluster development:

- Connection to a public sewer system capable of maintaining established service levels.
- Connection to a public water system capable of maintaining established service levels.
- Access via public or private streets maintaining adopted emergency vehicle access standards to a city's public street system.
- Storm drainage facilities capable of maintaining established service levels for storm drainage.

Townhouse or Townhome. See Dwelling, Townhouse.

Townhouse Project. One or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposing to be divided, to reflect the townhouse property lines and any commonly owned property.

Transit Facility. A facility intended to accommodate and assist transit users. Transit facilities include light rail transit stations, park and ride lots for transit riders, transit centers, transit shelters, bus turnout lanes, and transit stops.

Transit Street. Any street identified as an existing or planned bus or light rail transit route.

Triplex. See Dwelling, Triplex.

Two-Family Dwelling. See Dwelling, Duplex.

Utility Facility, Major. Administrative offices and operation centers, wet system pump stations, sewage treatment plants and lagoons, electric generation facilities (other than small scale accessory wind turbines or solar panels intended to generate electricity for onsite uses), sanitary landfills, pump stations, substations (transmission and distribution), water towers and reservoirs, public wells (aboveground), telephone switching equipment, communication receiver, transmission facilities, and ancillary equipment, telecommunication towers and poles, and drinking water treatment facilities.

Utility Facility, Minor. Street lights; underground lines and pipes; underground wells; transformers and regulator stations; closed system sanitary pump stations; and private, on-site facilities such as septic tanks, wells, and catch basins.

Warehouse. A building used primarily for the storage of materials or goods for use on the site or later distribution that is controlled by a single operator with public access restrictions. Warehouses shall not include storage facilities (See Storage Facility).

Water dependent development. Any use that is dependent on navigable waterway access and or use.

Window area. The aggregate area of the glass within each window, including any interior grids, mullions, or transoms.

Windscreens. A fence-like structure, not to exceed six (6) feet in height, on the north or east side of a residential building only, and used to reduce the wind velocity at exterior doors.

Yard. A required open space on a lot that is unoccupied and unobstructed except for permitted projecting building features and accessory buildings.

Yard, Front. An open space extending the full width of the lot between a building and the front lot line, unoccupied and unobstructed from the ground upward, except as authorized by this Code.

Yard, Rear. An open space extending across the full width of the lot between the main building and the rear lot line, unoccupied and unobstructed from the ground upward, except as authorized by this Code. Where there is no rear lot line, the depth of the rear yard shall be the distance from a ten-foot line parallel to the front lot line, measured from one side line to the other.

Yard, Side. An open space between any building and the side lot line, unoccupied and unobstructed from the ground upward, except as authorized by this Code.

Yard, Street Side. An open space adjacent to a street that is not a front yard, unoccupied and unobstructed from the ground upward, except as authorized by this Code.

Zoned for Residential Use. A zoning district in which residential dwellings are the primary use and which implements a residential Comprehensive Plan map designation.

DRAFT

Chapter 3 – Zoning Districts

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3.000 GENERAL PROVISIONS

3.010 Purpose

This Chapter contains land use allowances and dimensional standards for development of lots that are designated a particular zoning district as contained in Section 3.020 of this Code. Development and design standards are contained within Chapter 8 of this Code.

3.020 Zoning District Outline

All areas within the city limits of Troutdale are divided into the following zoning districts. The use of each tract of land within the corporate limits of the City of Troutdale shall be limited to those uses permitted within the applicable zoning district.

Symbol	District Name	TDC Section
<i>Residential Districts</i>		<i>3.100</i>
LDR-1	Low-Density Residential <i>(formerly R-20 & R-10)</i>	3.111
LDR-2	Low-Density Residential <i>(formerly R-7)</i>	3.112
MDR	Medium-Density Residential <i>(formerly R-5 & R-4)</i>	3.113
HDR	High-Density Residential <i>(formerly A-2)</i>	3.114
<i>Mixed-Use Districts</i>		<i>3.200</i>
MU-1	Downtown Mixed-Use <i>(formerly CBD)</i>	3.211
MU-2	General Mixed-Use <i>(formerly MO/H & NC)</i>	3.212
MU-3	Urban Mixed-Use	3.213
<i>Commercial Districts</i>		<i>3.300</i>
CC	Community Commercial	3.311
GC	General Commercial	3.312
<i>Industrial Districts</i>		<i>3.400</i>
IP	Industrial Park	3.450
LI	Light Industrial	3.460
GI	General Industrial	3.470
<i>Other Districts</i>		<i>3.500</i>
OS	Open Space	3.520
	<i>Reserved</i>	3.530
UPA-...	Urban Planning Area – unincorporated areas with city zoning	3.040
NSA	National Scenic Area – incorporated areas with county zoning	3.050

3.030 Zoning District Map

- A. The Zoning District Map and all amendments to the map shall remain on file in the City Recorder’s office.
- B. The boundaries of all districts are established as shown on the Zoning District Map.
- C. Zoning district boundary lines are intended to follow property lines; lot lines; centerlines of streets, alleys, streams, or railroads; or the extension of such lines except where reference is made on the map to a street line, political boundary, or other designated line by dimensions shown on said map.
- D. The exact location of zoning district boundary lines shall be interpreted by the Director or designated official.
- E. Whenever any street, alley, or other public way is vacated by official action, the zoning district adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way thus vacated, which shall be subject to all regulations of the extended zoning district or districts.

3.040 Urban Planning Area

The City of Troutdale holds zoning authority over certain areas that are located in unincorporated areas of Multnomah County and within the regional Urban Growth Boundary. These areas include those areas which are identified in Goal 14 – Urbanization in the Comprehensive Land Use Plan and through an effective intergovernmental agreement between the agencies. In accordance with Goal 14 and the intergovernmental agreement, most future development in the Urban Planning Areas shall require annexation into the City of Troutdale. Lots in Urban Planning Areas have an assigned zoning district and are designated with a “UPA” prefix in front of the corresponding zoning district.

3.050 National Scenic Area

Multnomah County holds zoning authority over certain lots that are located within incorporated areas of the City of Troutdale that are within the federally-designated Columbia River Gorge National Scenic Area. These affected lots maintain County zoning district designation in accordance with Chapters 38 and 39 of the Multnomah County Code and the official zoning district map for Multnomah County. The City of Troutdale retains certain development standards and regulatory authority as identified in Chapter 1 of this Code and established through an effective intergovernmental agreement.

3.060 Unlisted or Similar Uses

When a proposed land use is not clearly identifiable as an existing land use as defined in this Code, the Director is authorized to provide written interpretation that a use is comparable or similar in nature to an existing permitted or conditional use for the corresponding zoning district. The Director may also require an applicant to file for a Director’s Interpretation as provided within Section 6.400 of this Code or may refer the matter to Planning Commission as provided within Section 2.010 of this Code.

3.100 RESIDENTIAL ZONING DISTRICTS

3.110 General Purpose

The purpose of residential zoning districts is to provide dedicated residential areas in neighborhood settings. Through the Comprehensive Land Use Plan, there are three general classifications of densities that are established with general assumptions on current land use patterns and future development expectations. The zoning districts listed within this Section are associated with their correlating land use designation.

3.111 LDR-1 | Low-Density Residential

This district is intended primarily for low-density development patterns that consist of single-family detached dwellings and middle housing typologies, with lot sizes typically 10,000 square feet in size or greater. Lots above 20,000 square feet are generally appropriate in areas where natural features such as slope, flood plain, soil condition, etc., make these areas difficult to serve or inefficient to develop at higher densities. This zoning district is not applicable for areas or lots within the Town Center district. *(Previously R-20 & R-10)*

3.112 LDR-2 | Low-Density Residential

This district is intended primarily for low-density development patterns that consist of single-family detached dwellings and middle housing typologies, with lot sizes typically between 7,000 to 10,000 square feet in size. This zoning district is not applicable for areas or lots within the Town Center district. *(Previously R-7)*

3.113 MDR | Medium-Density Residential

This district is intended primarily for the development of smaller-lot single family dwellings on lots of 4,000 to 7,000 square feet in size and to accommodate middle housing typologies on appropriately scaled lots. This district has certain use, dimensional, and design distinctions that are location-dependent in the City as described below and elsewhere within Chapters 3 and 8 of this Code. *(Previously R-5 & R-4)*

- A. MDR-zoned areas and lots outside the Town Center district are typically located in areas adjacent to arterial and collector roads and preferably near commercial areas, civic uses, and parks.
- B. MDR-zoned areas and lots within the Town Center district are typically located and in the western and southern peripheral neighborhoods surrounding the Downtown area.

3.114 HDR | High-Density Residential

This district is intended primarily for the development of multi-family residential buildings or complexes and to accommodate certain middle housing typologies on appropriately-scaled lots. This zoning district has certain use, dimensional, and design distinctions that are location-dependent as described below and elsewhere within Chapters 3 and 8 of this Code. *(Previously A-2)*

- A. HDR-zoned areas and lots outside the Town Center district are typically located in areas adjacent to arterial and collector roads, be served by current or expected fixed-route transit service, and be within one-quarter mile of adjacent commercial areas, civic uses, and parks.
- B. HDR-zoned areas and lots within the Town Center district are typically located in certain areas in the western and eastern peripheral neighborhoods surrounding the Downtown area.

3.120 Land Use Table for Residential Zoning Districts

- A. Uses that are permitted are marked with a “P”, with specific standards for the use listed in the far-right column as shown below.
- B. Uses that require conditional use approval in accordance with Section 6.300 of this Code are marked with a “C”, with specific standards for the use listed in the far-right column as shown below.
- C. Uses that are not permitted are marked with a “N”.

Land Use	LDR-1	LDR-2	MDR	MDR (TC)	HDR	HDR (TC)	Specific Standards
<i>Residential Dwellings and Uses</i>							
Single-family detached	P	P	P	P	N	P	8.110
Duplex	P	P	P	P	N	P	8.110
Triplex	P	P	P	P	N	P	8.120
Quadplex	P	P	P	P	N	P	8.120
Townhouse	P	P	P	P	P	P	8.130
Cottage cluster	P	P	P	P	N	P	8.140
Multi-family (residential only)	N	N	N	N	P	P	8.150
Multi-family (vertical mixed-use)	N	N	N	N	N	N	varies, see 8.200
Manufactured home	P	P	P	P	N	P	8.160
Manufactured home park	P	P	P	N	N	N	8.160
Accessory dwelling units	P	P	P	P	P	P	8.170
Shared dwellings	P	P	P	P	P	P	8.180
Residential facility	P	P	P	P	P	P	
<i>Other Uses</i>							
Agricultural or animal-based uses	P	N	N	N	N	N	5.090
Bed and breakfast inns	P	P	P	P	P	P	5.100
Community service uses	C	C	C	C	C	C	
Food stand	P	P	P	P	P	P	5.200
Home-based child care	P	P	P	P	P	P	
Human services	C	C	C	C	C	C	
Passive recreation facilities	P	P	P	P	P	P	
Active recreation facilities	C	C	C	C	C	C	
Utility facilities (major)	C	C	C	C	C	C	
Utility facilities (minor)	P	P	P	P	P	P	

3.130 Dimensional Standards for Residential Zoning Districts

The following standards are outlined below based on the residential use proposed for the respective lot.

A. Single-family detached and duplex dwellings:

Dimensional Standard	LDR-1	LDR-2	MDR	MDR (TC)	HDR	HDR (TC)
Minimum lot size (sq. ft.):						
Single-family detached	10,000	7,000	5,000	5,000	N/A	see 3.235
Duplex	10,000	7,000	5,000	5,000	N/A	see 3.235
Minimum lot width (ft.)	70	60	50	50	N/A	20
Minimum lot depth (ft.)	100	80	70	70	N/A	see 3.235
Minimum lot frontage (ft.)	20	20	20	20	N/A	20
Setbacks (ft.):						
Front yard	20	20	10 or 20 see note 1	10 or 20 see note 1	N/A	10 or 20 see note 1
Side yard	10	7.5	5	5	N/A	5
Building side (duplex)	0	0	0	0	N/A	0
Building side (zero lot line)	see note 2	see note 2	see note 2	see note 2	N/A	see note 2
Street side yard	10	10	10	10	N/A	10 or 20 see note 5
Rear yard	15 or 20 see note 3	15 or 20 see note 3	15 or 20 see note 4	15 or 20 see note 4	N/A	see 3.235
Accessory structures	see 5.010	see 5.010	see 5.010	see 5.010	N/A	see 5.010
Maximum building height (ft.)	35	35	35	35	N/A	35
Density standards	see 3.140	see 3.140	see 3.140	see 3.140	N/A	see 3.140

Table Notes

1. Front yard setback may be reduced if driveway access is taken from rear yard and corresponding setbacks are adjusted.
2. Zero lot line dwellings shall have no side setback on one side yard or a lot and double the amount of required side yard setback on the other side yard.
3. Rear yard setbacks for duplexes are 15 feet unless driveway access is taken from a rear yard (20 feet).
4. Rear yard setback is 20 feet if driveway access is taken from a side yard.
5. Street side yard setback is 20 feet if driveway access is taken from street side yard.

B. Triplex and quadplex dwellings:

Dimensional Standard	LDR-1	LDR-2	MDR	MDR (TC)	HDR	HDR (TC)
Minimum lot size (sq. ft.)	10,000	7,000	5,000	5,000	N/A	see 3.235
Minimum lot width (ft.)	70	60	50	50	N/A	20
Minimum lot depth (ft.)	100	80	70	70	N/A	see 3.235
Minimum lot frontage (ft.)	20	20	20	16	N/A	20
Setbacks (ft):						
Front yard	10	10	10	10 or 20 see note 1	N/A	10 or 20 see note 1
Side yard	10	7.5	5	5	N/A	5
Building side	0	0	0	0	N/A	0
Street side yard	10	10	10	10	N/A	10 or 20 see note 2
Rear yard	10	10	10	10	N/A	see 3.235
Accessory structures	see 5.010	see 5.010	see 5.010	see 5.010	N/A	N/A
Maximum building height (ft.)	35	35	35	35	N/A	N/A
Density standards	see 3.140	see 3.140	see 3.140	see 3.140	N/A	N/A

Table Notes

1. Front yard setback is 20 feet if driveway access is taken from front yard.
2. Street side yard setback is 20 feet if driveway access is taken from street side yard.

C. Townhouse dwellings:

Dimensional Standard	LDR-1	LDR-2	MDR	MDR (TC)	HDR	HDR (TC)
Minimum lot size (sq. ft.)	none	none	none	none	none	none
Minimum lot width (ft.)	none	none	none	none	none	none
Minimum lot depth (ft.)	none	none	none	none	none	none
Minimum lot frontage (ft.)	see note 1	see note 1				
Setbacks (ft):						
Front yard	10	10	10	10 or 20 see note 2	10	0
Side yard	5	5	5	5	5	5
Building side	0	0	0	0	0	0
Street side yard	10	10	10	10	10 or 18, see note 3	0 or 18, see note 3
Rear yard	10 or 0, see note 4	10 or 0, see note 4				
Accessory structures	see 5.010	see 5.010				
Maximum building height (ft.)	35	35	35	35	35	35
Density standards	see 3.140	see 3.140				

Table Notes

1. Minimum lot frontage is 15 feet if driveway, garage, or off-street parking area is in front yard.
2. Front yard setback is 20 feet if driveway access is taken from front yard.
3. Street side yard setback is 18 feet if driveway access is taken from street side yard.
4. Rear yard setbacks are 0 feet for lots with rear alley access; 10 feet for other situations.

D. Cottage cluster development and dwellings:

Dimensional Standard	LDR-1	LDR-2	MDR	MDR (TC)	HDR	HDR (TC)
Minimum lot size (sq. ft.)	10,000	7,000	5,000	5,000	N/A	N/A
Minimum lot width (ft.)	70	60	50	50	N/A	N/A
Minimum lot depth (ft.)	100	80	70	70	N/A	N/A
Minimum lot frontage (ft.)	none	none	none	none	N/A	N/A
Setbacks (ft):					N/A	N/A
Front yard	10	10	10	10	N/A	N/A
Side yard	5	5	5	5	N/A	N/A
Street side yard	5	5	5	5	N/A	N/A
Rear yard	10	10	10	10	N/A	N/A
Building separation	6	6	6	6	N/A	N/A
Accessory structures	see 5.010	see 5.010	see 5.010	see 5.010	N/A	N/A
Maximum building height (ft.)	25	25	25	25	N/A	N/A
Minimum density	4 units per acre	4 units per acre	4 units per acre	4 units per acre	N/A	N/A
Maximum density	N/A	N/A	N/A	N/A	N/A	N/A

- E. Multi-family. The standards within this Subsection shall apply for multi-family residential developments or buildings that do not have a ground-floor commercial component. For vertical-based mixed-use development, dimensional standards for commercial development shall apply unless otherwise referenced within this Code.
 - 1. Minimum lot size. Refer to the table in the Maximum Density and Lot Size provisions of this Section for residential uses; fifty-four hundred (5,400) square feet for all other uses.
 - 2. Minimum lot width:
 - a. Sixty (60) feet at the front setback line.
 - b. Seventy (70) feet at the front setback line of a corner lot.
 - 3. Minimum lot depth:
 - a. Ninety (90) feet when there is approved street access;
 - b. One hundred (100) feet for any use with access from an alley within an easement that is part of the lot.
 - 4. Minimum lot frontage: Twenty (20) feet.
 - 5. Minimum Density. See Section 3.140.A of this Code.
 - 6. Maximum Density and Lot Size. Where the number of dwelling units erected on a lot is calculated in accordance with this Section, no greater number of units shall in any event be permitted at any time unless the lot is within the Town Center Overlay District, or except as may be approved under the Planned Development District.

Dwellings	Minimum Lot Area	Max Lot Coverage
5 to 14	9,000 sq. ft. plus 2,500 sq. ft. for each unit over 3	45%
15 to 37	41,000 sq. ft. plus 2,000 sq. ft. for each unit over 15	50%
38 to 94	87,000 sq. ft. plus 1,500 sq. ft. for each unit over 38	50%
95 to 155	172,500 sq. ft. plus 1,000 sq. ft for each unit over 95	55%
Over 155	1,500 sq. ft. per unit	55%

- 7. Setbacks.
 - a. Front yard setback: Minimum of twenty (20) feet.
 - b. Side yard setback:
 - i. Adjoining the HDR zoning district or a non-residential zoning district: Minimum of five (5) feet.

- ii. Adjoining a different residential zoning district:
 - (a) Single-story construction: One and one-half times the minimum side yard setback of the adjoining residential zoning district but not less than ten (10) feet.
 - (b) Two-story construction: Two times the minimum required side yard setback of the adjoining residential district but not less than fifteen (15) feet.
 - (c) Three-story or greater construction: Three times the minimum required side yard setback of the adjoining residential district but not less than twenty (20) feet.
- iii. No side yard setback shall apply for the interior side property lines of attached dwelling on individual lots.
- iv. Ten (10) foot side yard setback shall apply for the exterior side property line for attached dwelling on individual lot.
- c. Street side yard setback: Minimum of ten (10) feet unless the street side yard is used for the driveway, in which case the minimum setback shall be eighteen (18) feet to the garage.
- d. Rear yard setback:
 - i. Adjoining the HDR zoning district or a non-residential zoning district:
 - (a) Without an alley: Minimum of fifteen (15) feet.
 - (b) With an alley that is platted either as an easement or a separate tract that is at least twenty (20) feet in width:
 - (i) Minimum of eighteen (18) feet from the nearest edge of the tract or easement to the garage door.
 - (ii) Minimum of five (5) feet to any other wall of the garage and all other structures as measured from the nearest edge of the tract or easement.
- e. Adjoining a different residential zoning district:
 - i. Without an alley:
 - (a) Single story construction: The minimum rear yard setback of the adjoining residential zoning district.

- (b) Two-story and greater construction: One and one-half times the minimum rear yard setback of the adjoining residential district but not less than twenty (20) feet.
 - ii. With an alley that is platted either as an easement or a separate tract that is at least twenty (20) feet in width, and the alley intervenes between the dwelling or structure and the other residential zoning district: Minimum of twenty (20) feet to the nearest edge of the tract or easement, regardless of the number of stories.
 - f. Projections into setbacks. See Section 5.020 of this Code.
 - g. Structures in setback areas. See Section 5.010 of this Code.
 - h. Distance between buildings: See Section 8.150 of this Code.
 - i. Off-street parking, garages, and carports: See Section 8.225 of this Code.
8. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.
- F. Manufactured homes. Dimensional standards are referenced in Section 8.160 of this Code for individual manufactured homes and in Section 8.165 of this Code for manufactured home parks.
- G. Accessory dwelling units. Dimensional standards are referenced in Section 8.170 of this Code.
- H. Shared dwellings. Dimensional standards are referenced in Section 8.180 of this Code.

3.140 Residential Densities

A. Minimum density.

1. Applicability. Minimum density standards shall apply to all residential development.
2. Standard. Residential development is required to be built at eighty percent (80%) or more of the maximum number of dwelling units per net acre unless another standard is explicitly stated within this Code. For computing the minimum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.

B. Maximum density.

1. Single-family detached. Development shall not exceed one hundred percent (100%) of the maximum number of dwelling units per net acre. For purposes of this standard, in computing the maximum number of dwelling units, if the total contains a fraction, then the number shall be rounded down to the next lower whole number.
2. Multi-family residential. See Subsection 3.130.E of this Code.
3. Townhouse projects.
 - a. In the LDR-1 and LDR-2 zoning districts, townhouse projects are allowed four (4) times the allowed density for detached single family dwellings.
 - b. In the MDR zoning district, townhouse projects are allowed three (3) times the allowed density for detached single family dwellings.
 - c. In all other zoning districts where townhouses are permitted, the maximum density for a townhouse project shall not exceed twenty-five (25) units per net acre.
4. Other residential development. Maximum density standards shall not apply to duplex, triplex, quadplex, cottage cluster projects, or vertical mixed-use development on a dwelling units per net acre calculation and are instead regulated by development provisions of the corresponding housing typology within Section 8.100 of this Code.

3.200 MIXED-USE ZONING DISTRICTS

3.210 General Purpose

The purpose of mixed use zoning districts is to fulfill the expectations of Town Center and Main Street designations within the Metro 2040 Growth Concept by having a properly-scaled mixture of residential, commercial, and civic uses in close proximity to one another or co-located within a structure or upon a lot. These districts are to be predominantly located within the Town Center zoning overlay district.

3.211 MU-1 | Downtown Mixed-Use

This district is intended to provide and promote a downtown business district that serves as the core of the Town Center district and is primarily oriented towards smaller-scale commercial development along a walkable “main street” setting. Residential uses may be considered in select circumstances. Lots are typically less than one-half acre in size and are dependent on public rights-of-way, publicly owned property, or alleys to handle parking and loading and provide for an attractive streetscape. Specific development and design criteria for development is specified in Section 8.210 of this Code. *(Previously CBD)*

3.212 MU-2 | General Mixed-Use

This district is intended to provide a compatible mix of commercial uses and medium-density residential opportunities in certain areas across the city, including but not limited to areas adjacent to the MU-1 district. Smaller-scale high-density residential may be appropriate in select areas. This district is distinct from the MU-1 district in terms of having lots that are typically larger than a simple storefront, along with general expectations for maintaining on-site parking, landscaping, and screening. This district is distinct from the MU-3 district in terms of development scale and overall impact on surrounding areas. Specific development and design criteria for development is specified in Chapter 8 of this Code. *(Previously MO/H & NC)*

3.213 MU-3 | Urban Mixed-Use

This district is intended to provide a compatible mix of commercial uses and medium- to high-density residential opportunities in select areas of the city where vertical development has a negligible impact on surrounding areas. Residential development should include middle housing or higher density housing typologies. Commercial development should be well-integrated with residential uses situated above a ground floor retail space or immediately adjacent to promote a compact, walkable environment. Parking areas are to be located along publicly accessible streets, in areas behind structures or in consolidated or shared facilities where appropriate. Specific development and design criteria for development is specified in Section 8.230 of this Code and by adopted framework plans within the City’s Urban Renewal Area.

3.220 Land Use Table for Mixed-Use Zoning Districts

- A. Uses that are permitted are marked with a “P”, with specific standards for the use listed in the far-right column as shown below.
- B. Uses that require conditional use approval in accordance with Section 6.300 of this Code are marked with a “C”, with specific standards for the use listed in the far-right column as shown below.
- C. Uses that are not permitted are marked with a “N”.

Land Use	MU-1	MU-2	MU-3	Specific Standards
<i>Residential Dwellings and Uses</i>				
Single-family detached	N	P	N	8.110
Duplex	N	P	N	8.110
Triplex	N	P	P	8.120
Quadplex	N	P	P	8.120
Townhouse	P	P	P	8.130
Cottage cluster	N	P	N	8.140
Multi-family (residential units only)	P	P	P	8.150
Multi-family (vertical mixed-use)	P	P	P	varies, see 8.200
Manufactured home	N	N	N	
Manufactured home park	N	N	N	
Accessory dwelling units	N	P	P	8.170
Shared dwellings	N	C	C	8.180
Residential facility	N	C	N	
<i>Mixed-Uses</i>				
Live-Work units (residential/commercial)	P	P	P	
Live-Make units (residential/industrial)	N	N	C	
Flex units (commercial/industrial)	N	N	C	
Home-based child care	P	P	P	
<i>Commercial Uses</i>				
General retail (up to 15,000 s.f.)	P	P	P	
General retail (above 15,000 s.f.)	C	C	P	
Offices (up to 15,000 s.f.)	P	P	P	
Offices (above 15,000 s.f.)	C	P	P	

(continued on next page)

Land Use	MU-1	MU-2	MU-3	Specific Standards
Eating & drinking establishments				
Restaurants & bars (no drive-thru)	P	P	P	
Restaurants & bars (with drive-thru)	C	P	P	
Kiosks (drive-thru only)	C	C	N	5.200
Mobile food vendor (individually placed, in park or right-of-way)	P	P	P	5.200
Mobile food vendor (individually placed, on privately owned lot)	P	P	N	5.200
Food cart pod, micro-retail pod, or outdoor market	P	P	C	
Financial institutions (no drive-thru)	P	P	P	
Financial institutions (with drive-thru)	P	P	P	
Personal services	P	P	P	
Human services	C	P	C	
Vehicular and equipment services				
Fueling stations	N	C	N	
Repair shops	N	C	N	
Sales or rentals	C	C	N	
Lodging facilities	P	P	P	
Bed & breakfast inns	P	P	C	
Entertainment facilities (major)	N	N	C	
Entertainment facilities (minor)	P	P	P	
Storage facilities	N	N	N	
Marijuana facilities	N	N	N	
<i>Industrial Uses</i>				
Marijuana processors	N	N	N	
LI permitted uses (unless otherwise listed in table)	C	N	C	
<i>Other Uses</i>				
Community service uses	C	C	C	
Passive recreation facilities and features	P	P	P	
Active recreation facilities and features	C	C	C	
Utility facilities (major)	C	C	C	
Utility facilities (minor)	P	P	P	

3.230 Dimensional Standards for Mixed-Use Zoning Districts

A. Non-residential uses (including vertical mixed-use with upper floor residential units):

Dimensional Standard	MU-1	MU-2	MU-3
Minimum lot size (sq. ft.)	None	None	None
Minimum lot width (ft.)	None	None	None
Minimum lot depth (ft.)	None	None	None
Minimum lot frontage (ft.)	15	15	15
Setbacks (ft):			
when abutting a park (regardless of zoning district)	0	0	10
when abutting a non-residential zoning district	0	0	0
when abutting a residential zoning district	20	20	20
for building facades over 35 ft. in height	N/A	N/A	15
Maximum building height (ft.)	35	35	see 3.235.D
Maximum building footprint size (sq. ft.)	N/A	20,000 see note 1	60,000 footprint

Table Notes

1. There is no maximum building size applicable if the building was in existence prior to March 10, 1950.

B. Residential uses (excluding vertical mixed-use with upper floor residential units):

Dimensional Standard	MU-1	MU-2	MU-3
Minimum lot size (sq. ft.)	see 3.235.A	see 3.235.A	see 3.235.A
Minimum lot width (ft.)	15	15	15
Minimum lot depth (ft.)	see 3.235.B	see 3.235.B	see 3.235.B
Minimum lot frontage (ft.)	15	15	15
Minimum setbacks (ft):			see 3.230.A
Front yard:			
without alley access			
to the garage door of units with a driveway from street	20	20	
to the front façade of a residential unit	15	15	
to the front porch of a residential unit	10	10	
with alley access			
to the front façade of a residential unit	10	10	
to the front porch of a residential unit	5	5	
Side yard	see 3.235.C.2	see 3.235.C.2	
Building side	0	0	0
Street side yard	0 or 18 see note 1	0 or 18 see note 1	
Rear yard	see 3.235.C.5	see 3.235.C.5	
Accessory structures	see 5.010	see 5.010	see 5.010
Maximum front yard setback (ft.)	N/A	N/A	20
Minimum building height (ft.)	N/A	N/A	25
Maximum building height (ft.)	35	35	see 3.235.D
Maximum building footprint size (sq. ft.)	N/A	20,000 see note 2	60,000
Density standards	see 3.140	see 3.140	see 3.140

Table Notes

1. Street side yard setback is 18 feet if driveway access is taken from street side yard.
2. There is no maximum building size applicable if the building was in existence prior to March 10, 1950.

3.235 Detailed Dimensional Standards

Listed below are detailed dimensional standards referenced from the tables found in Sections 3.130 and 3.230 of this Code that require additional context or explanation.

- A. Minimum lot size for residential uses. The minimum lot size shall be based on the minimum lot width and minimum lot depth standards.
- B. Minimum lot depth for residential uses.
 - 1. Seventy (70) feet for residential units with a driveway from the public street or with access from an alley within a separate tract from the lot.
 - 2. Ninety (90) feet for residential units with access from an alley within an easement that is part of the lot.
 - 3. There is no minimum lot depth for lots within the area between Historic Columbia River Highway and 2nd Street extended west to its intersection with 257th Avenue from 257th Avenue to the SE Sandy Street right-of-way.
- C. Minimum setbacks.
 - 1. Front yard. See table in Section 3.230 of this Code.
 - 2. Side yard.
 - a. Abutting a non-residential or HDR zoning district: 5 feet.
 - b. Abutting all other residential zoning districts.
 - i. Single-story construction: Minimum of five (5) feet from an adjoining side yard and a minimum of fifteen (15) feet from an adjoining rear yard.
 - ii. Two-story or greater construction: Minimum of seven and one half (7-1/2) feet from an adjoining side yard and a minimum of fifteen (15) feet from an adjoining rear yard.
 - iii. The minimum side yard setback from an adjoining rear yard may be reduced as provided in Subsection 3.235.C.6 of this Section.
 - 3. Building side. See table in Section 3.230 of this Code.
 - 4. Street side yard. See table in Section 3.230 of this Code.
 - 5. Rear yard.
 - a. Abutting a non-residential zoning district:
 - i. Without an alley: Ten (10) feet.

- ii. With an alley that is platted either as an easement or as a separate tract that is at least twenty (20) feet in width: Five (5) feet from the nearest edge of the alley.
 - b. Abutting a residential zoning district:
 - i. Without an alley:
 - (a) Single-story construction: Fifteen (15) feet.
 - (b) Two-story and greater construction: Twenty (20) feet.
 - (c) The minimum rear yard setback may be reduced as provided in Subsection 3.235.C.6 of this Section.
 - ii. With an alley that is platted either as an easement or as a separate tract that is at least twenty (20) feet in width: Five (5) feet from the nearest edge of the alley.
 - 6. Reduced setback allowed. The minimum side yard setback for residential uses adjoining a rear yard in a residential zoning district other than HDR, and the minimum rear yard setback (without an alley) adjoining a residential district, may be reduced by as much as five (5) feet based on the following:
 - a. A maximum building height ceiling shall first be determined for the subject property. The maximum building height ceiling is the plane established at the maximum building height as measured at the highest point along the shared property line of the adjoining parcel from which the setback is being measured.
 - b. For each one-foot reduction in the minimum setback, the building height ceiling shall be reduced by two (2) feet. Thus, a building that is set back the maximum five (5) feet closer to the common property line has a building height ceiling that is ten (10) feet lower than the maximum.
 - c. The height of the building may not exceed the maximum building height, nor may it project above the reduced ceiling height.
- D. Maximum building height in the MU-3 zoning district.
- 1. Building heights of up to fifty-five (55) feet shall be subject to a Type II site development review provided there are no other circumstances in an application requiring a higher review.
 - 2. Building heights between fifty-five (55) feet one (1) inch and seventy-five (75) feet shall be subject to a Type IV site development review.
 - 3. Exceptions to the building height limit are listed in Section 5.020 of this Code.

3.300 COMMERCIAL ZONING DISTRICTS

3.310 General Purpose

The purpose of commercial zoning districts is to provide dedicated commercial areas in certain areas of the city that are best suited for businesses that typically do not involve an industrial process. The types of districts are distinctive based on the consumer catchment area and the scale and types of businesses that are most appropriate for the setting and its immediate surroundings.

3.311 CC | Community Commercial

This district is intended for the shopping needs of several neighborhoods in locations easily accessible to such neighborhoods. This zoning district is not applicable for areas or lots within the Town Center district.

3.312 GC | General Commercial

This district is intended for more intensive commercial uses in addition to those provided in the Community Commercial (CC) districts.

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3.320 Land Use Table for Commercial Zoning Districts

- A. Uses that are permitted are marked with a “P”, with specific standards for the use listed in the far-right column as shown below.
- B. Uses that require conditional use approval in accordance with Section 6.300 of this Code are marked with a “C”, with specific standards for the use listed in the far-right column as shown below.
- C. Uses that are not permitted are marked with a “N”.

Land Use	CC	GC	Specific Standards
<i>Residential Dwellings and Uses</i>			
Residential facilities	P	P	
Other residential uses	N	N	
<i>Mixed-Uses</i>			
Live-Work units (residential/commercial)	P	N	
Live-Make units (residential/industrial)	C	N	
Flex units (commercial/industrial)	C	C	
<i>Commercial Uses</i>			
General retail (up to 60,000 s.f.)	P	P	
General retail (above 60,000 s.f.)	C	P	
Offices (up to 60,000 s.f.)	P	P	
Offices (above 60,000 s.f.)	N	P	
Eating & drinking establishments			
Restaurants & bars (no drive-thru)	P	P	
Restaurants & bars (with drive-thru)	P	P	
Kiosks (drive-thru only)	P	P	
Mobile food vendor (individually placed, in park or right-of-way)	P	P	
Mobile food vendor (individually placed, on privately owned lot)	P	P	
Food cart pod, micro-retail pod, or outdoor market	P	P	
Financial institutions (no drive-thru)	P	P	
Financial institutions (with drive-thru)	P	P	
Personal services	P	P	
Human services	P	P	

(continued on next page)

Land Use	CC	GC	Specific Standards
Vehicular and equipment services			
Fueling stations	C	P	
Repair shops	N	P	
Sales or rentals	C	C	
Lodging facilities	P	P	
Bed & breakfast inns	N	N	
Entertainment facilities (major)	C	C	
Entertainment facilities (minor)	P	P	
Storage facilities	N	N	
Marijuana facilities	N	C	
<i>Industrial Uses</i>			
Warehousing or distribution outlets	N	C	
Marijuana processors	N	N	
LI permitted uses (unless otherwise listed in table)	N	N	
<i>Other Uses</i>			
Agricultural or animal-based uses	N	P	
Community service uses	C	C	
Passive recreation facilities and features	P	P	
Active recreation facilities and features	C	C	
Utility facilities (major)	C	C	
Utility facilities (minor)	P	P	

3.330 Dimensional Standards for Commercial Zoning Districts

A. All land uses:

Dimensional Standard	CC	GC
Minimum lot size (sq. ft.)	none	none
Minimum lot width (ft.)	none	none
Minimum lot depth (ft.)	none	none
Minimum lot frontage (ft.)	20	50
Setbacks (ft):		
Front yard	20	20
Side yard		
when abutting a non-residential zoning district	0	0
when abutting a residential zoning district	see note 1	see note 1
Street side yard	10	5
Rear yard		
when abutting a non-residential zoning district	0	0
when abutting a residential zoning district	see note 2	see note 2
In cases of insufficient right-of-way	see note 3	see note 3
Maximum building height (ft.)	45	45
Maximum building size (sq. ft.)	60,000 s.f.	N/A

Table Notes
1. Side yard setback shall be the same side yard setback as required by the abutting zoning district.
2. Rear yard setback shall be the same rear yard setback as required by the abutting zoning district, but in no case shall be less than fifteen (15) feet.
3. The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having right-of-way width less than the applicable City or County standard. The necessary right-of-way widths and the additional yard or setback requirements in such cases shall be based upon the Comprehensive Land Use Plan and applicable ordinances and standards.

3.400 INDUSTRIAL ZONING DISTRICTS

3.410 General Purpose

The purpose of industrial zoning districts is to provide dedicated industrial areas in certain areas of the city that are best suited for businesses that involve an industrial process and that may operate in a way that is less desirable for adjacent residential uses and certain commercial uses. These areas are also often considered employment centers and may conduct activities at various hours of the day.

3.411 Reserved

3.412 Reserved

3.413 Reserved

3.420 Reserved

3.430 Reserved

3.440 Reserved

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3.450 Industrial Park (IP)

3.451 Purpose

This district is intended for a mix of employee-intensive industries, offices, services, and retail commercial uses, which have no off-site impacts in terms of noise, odor, glare, light, vibration, smoke, dust, or other types of off-site impacts. It provides for combining parking, landscaping, and other design features which physically and visually link structures and uses within one (1) development. Offices, services, and retail commercial uses are permitted in compliance with the Troutdale Development Code.

3.452 Permitted Uses

The following uses and their accessory uses are permitted in an IP district, provided they are conducted wholly within a completely enclosed building, except off-street parking and loading, and public park uses:

- A. Professional offices.
- B. Research, experimental, or testing laboratories.
- C. Assembly of electrical appliances, electronic instruments and devices, computer components and peripherals, and personal communication service devices.
- D. Trade or commercial schools, whose primary purpose is to provide training to meet industrial needs.
- E. Business parks provided the businesses within the park are permitted or conditional uses allowed within the IP district.
- F. Eating and drinking establishment, subject to the following requirements:
 - 1. The use is located within a building which houses another permitted use.
 - 2. No drive-through window is permitted.
 - 3. Inside seating area shall not exceed fifty percent (50%) of the use's gross floor area or one hundred fifty (150) square feet, whichever is the lesser.
- G. Utility facilities, minor.
- H. Public parks, parkways, trails, and related facilities.
- I. Mobile Food Vendor operating a Food Stand, Food Cart, or Food Trailer in accordance with Section 5.200.
- J. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.453 Conditional Uses

The following uses and their accessory uses are permitted as conditional uses in an IP district, provided they are conducted wholly within a completely enclosed building, except off-street parking and loading, and major utility facilities:

- A. Hotels/motels or convention facilities.
- B. Eating and drinking establishments with or without drive-through window service.
- C. Retail, wholesale, and discount sales and services.
- D. Financial Institutions.
- E. Medical and dental clinics.
- F. Convenience stores, not to exceed thirty-five hundred (3,500) square feet in size.
- G. Assembly or limited manufacturing uses.
- H. Community service uses.
- I. Utility facilities, major.
- J. Child care facilities and similar facilities in conjunction with a permitted use or an approved conditional use.
- K. Other uses similar in nature to those listed above.

3.454 Dimensional Standards

- A. Lot Size and Coverage.
 - 1. Minimum lot width: One hundred fifty (150) feet.
 - 2. Maximum lot coverage: Sixty percent (60%) of the site.
- B. Setbacks.
 - 1. Front yard setback: Minimum of twenty (20) feet.
 - 2. Side yard setback: Minimum of fifteen (15) feet.
 - 3. Street side yard setback: On a corner lot, the side yard shall be a minimum of fifteen (15) feet on the side abutting a street.
 - 4. Rear yard setback: Minimum of ten (10) feet.
 - 5. Setbacks for insufficient right-of-way: The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having insufficient right-of-way width to

serve the area. The necessary right-of-way widths, and the additional yard or setback requirements in such cases, shall be determined based upon the Comprehensive Land Use Plan and applicable ordinances and standards.

- C. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.
- D. Lot Area. There shall be no minimum lot size in the Industrial Park zone.

3.455 Additional Requirements

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this Code.
- D. In order to ensure that certain permitted and conditional non-industrial uses are primarily intended to serve the needs of workers in the immediate area, professional offices; medical and dental clinics; banks; restaurants; and retail, wholesale, and discount sales and service shall not exceed five thousand (5,000) square feet of gross leasable area. If there are multiple businesses within these categories of uses that occur within a single building or within multiple buildings that are part of the same development project, then the cumulative gross leasable area for all these businesses shall not exceed twenty thousand (20,000) square feet.

3.460 Light Industrial (LI)

3.461 Purpose

This district is primarily intended for light, clean industries usually of a manufacturing or storage nature with little outdoor storage. These industries usually do not require rail access and have very little process visibility. They usually create little or no air or water pollution and have few, if any, nuisance factors such as bright yard lights, continuous noise or objectionable odors. Professional offices and limited retail sales are permitted in compliance with the Troutdale Development Code. Uses within the LI District may be located adjacent to residential uses with appropriate buffering.

3.462 Permitted Uses

The following uses and their accessory uses are permitted in the LI district:

- A. Secondary manufacturing, except any use having the primary function of storing, utilizing, or manufacturing toxic or hazardous materials as defined by the Department of Environmental Quality.
- B. Processing facilities, except any principal use involving the rendering of fats, the slaughtering of fish or meat, or the fermenting of foods such as sauerkraut, vinegar, or yeast. This limitation shall not apply to the processing or manufacturing of beer, wine, bread, jam, and similar items.
- C. Distribution centers.
- D. Airport and related uses as defined by the Airport Planning Rule (OAR 660-013-0100), including airport supportive commercial and industrial uses such as maintenance facilities, hangars, aircraft tie-downs, passenger parking, and flight schools.
- E. Warehouses.
- F. Utility facilities, minor.
- G. Research and development companies, experimental or testing laboratories.
- H. Trade or commercial schools whose primary purpose is to provide training to meet industrial needs.
- I. Public parks, parkways, trails, and related facilities.
- J. One caretaker residence in conjunction with an existing industrial use.
- K. Corporate headquarters.
- L. Professional offices.
- M. Medical and dental clinics.
- N. Product sales, service, and/or display accessory to any manufacturing, fabricating, or processing use, provided the sales, service, and/or display area does not exceed fifteen percent (15%) of the gross floor area, or three thousand (3,000) square feet, whichever is less.

- O. Wineries, breweries, and distilleries.
- P. Mobile Food Vendor operating a Food Stand, Food Cart, or Food Trailer in accordance with Section 5.200.
- Q. Other uses similar in nature to those listed above.

3.463 Conditional Uses

The following uses and their accessory uses are permitted as conditional uses within a LI district:

- A. Heliports accessory to permitted or approved conditional uses.
- B. Retail, wholesale, and discount sales and services, including restaurants, banks, dry-cleaners, and similar establishments, with or without drive-up or drive-through window service, subject to the provisions of Subsection 3.165(E) of this Code.
- C. Community service uses.
- D. Utility facilities, major.
- E. Automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home sales, rentals, and repair shops.
- F. Card-lock fueling stations, truck stops, service stations, tire shops, and oil change facilities.
- G. Motels or hotels, including banquet rooms, conference, or convention centers.
- H. Commercial sports complexes including, but not limited to, health clubs, tennis courts, aquatic centers, skating rinks, and similar facilities.
- I. Child care facilities and similar facilities.
- J. Marijuana Facilities licensed and authorized under state law, when not located within one thousand (1,000) feet of real property which is the site of a public or private school or a public park. For purposes of this subsection, “within one thousand (1,000) feet” means a straight line measurement in a radius extending for one thousand (1,000) feet in every direction from any point on the boundary line of the real property comprising an existing public or private school or public park. This buffer shall not apply to new schools or parks located within one thousand (1,000) feet of an existing Marijuana Facility.
- K. Other uses similar in nature to those listed above.

3.464 Dimensional Standards

A. Setbacks.

1. Front yard setback: Minimum of twenty (20) feet.
2. Side yard setback: Minimum of ten (10) feet.
3. Rear yard setback: None.
4. Additional setback requirements: If any use in this district abuts or faces any residential zoning district, a setback of fifty (50) feet from the property line or centerline of an intervening public street, on the side abutting or facing the residential zoning district shall be required.
5. Setbacks for insufficient right-of-way: Setbacks shall be established when a lot abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths and the setback requirements in such cases shall be based upon the Comprehensive Land Use Plan and applicable ordinances and standards.

B. Height Limitation. The maximum height for any structure shall be forty-five (45) feet unless otherwise limited by the Federal Aviation Administration.

C. Lot Area. There shall be no minimum lot size in the Light Industrial Zone.

3.465 Additional Requirements

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this Code.
- D. Development is subject to compliance with any applicable overlay zoning district standards.
- E. In order to ensure that certain permitted and conditional non-industrial uses are primarily intended to serve the needs of workers in the immediate area, professional offices; medical and dental clinics; and retail, wholesale, and discount sales and services shall not exceed five thousand (5,000) square feet of gross leasable area. If there are multiple businesses within these categories of uses that occur within a single building or within multiple buildings that are part of the same development project, then the cumulative gross leasable area for all these businesses shall not exceed twenty thousand (20,000) square feet.

3.470 General Industrial (GI)

3.471 Purpose

This district is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc., that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products. These industries are likely to create minor air and water pollution, as well as noise and odor, and the generation of truck, shipping, or rail traffic. Non-industrial uses of a commercial nature are permitted in compliance with the Troutdale Development Code.

3.472 Permitted Uses

The following uses and their accessory uses are permitted in the GI district:

- A. Any permitted use within the LI zoning district.
- B. Primary manufacturing.
- C. Use of toxic or hazardous materials in the manufacturing process, and temporary storage of toxic or hazardous material by-products.
- D. Freight and trucking firms.
- E. Automobile, truck, trailer, heavy equipment, recreational vehicle, boat and manufactured home sales, rentals, and repair shops.
- F. Card-lock fueling stations, truck stops, service stations, tire shops, and oil change facilities.
- G. Utility facilities, major and minor, except for the following which require conditional use approval: sanitary landfills, recycling centers, and transfer stations, sewage treatment plants and lagoons, and telecommunication towers or poles.
- H. Marinas.
- I. Marine Industrial/Marine Service Facilities.
- J. Mobile Food Vendor operating a Food Stand, Food Cart, or Food Trailer in accordance with Section 5.200.
- K. One caretaker residence in conjunction with an existing industrial use.
- L. Other uses similar in nature to those listed above.

3.473 Conditional Uses

The following uses and their accessory uses are permitted as conditional uses within the GI district:

- A. Child care facilities and similar facilities.
- B. Community service uses.
- C. Concrete or asphalt manufacturing plants.
- D. Sanitary landfills, recycling centers, and transfer stations.
- E. Sewage treatment plants and lagoons.
- F. Telecommunication towers and poles.
- G. Junk yards.
- H. Residential dwelling/hangar mixed uses when the hangars are served by a taxiway with direct access to the Troutdale Airport Runway. The use shall be subject to the following requirements:
 - 1. Approval from the Port of Portland.
 - 2. Approval from the Federal Aviation Administration.
 - 3. No separate accessory structures are allowed.
- I. Heliports accessory to permitted or approved conditional uses.
- J. Commercial sports complexes including, but not limited to, health clubs, tennis courts, aquatic centers, skating rinks, and similar facilities.
- K. Commercial uses, not to exceed forty thousand (40,000) square feet of floor area.
- L. Processing facilities whose principal use involves the rendering of fats, the slaughtering of fish or meat, or the fermentation of foods such as sauerkraut, vinegar, and yeast.
- M. The manufacturing or storing of toxic or hazardous materials when done in compliance with federal and state regulations.
- N. Marijuana Facilities licensed and authorized under state law, when not located within one thousand (1,000) feet of real property which is the site of a public or private school or a public park. For purposes of this subsection, “within one thousand (1,000) feet” means a straight line measurement in a radius extending for one thousand (1,000) feet in every direction from any point on the boundary line of the real property comprising an existing public or private school or public park. This buffer shall not apply to new schools or parks located within one thousand (1,000) feet of an existing Marijuana Facility.
- O. Marijuana Processors licensed and authorized under state law, when not located within one thousand (1,000) feet of real property which is the site of a public or private school or a public park. For purposes of this subsection, “within one thousand (1,000) feet” means a straight line measurement in a radius

extending for one thousand (1,000) feet in every direction from any point on the boundary line of the real property comprising an existing public or private school or public park. This buffer shall not apply to new schools or parks located within one thousand (1,000) feet of an existing Marijuana Processor.

P. Other uses similar in nature to those listed above.

3.474 Dimensional Standards

A. Setbacks.

1. Front: Twenty (20) feet.
2. No side or rear yard setbacks unless the property abuts a parcel of land in a more restrictive manufacturing or commercial district, in which case the requirements of the abutting zoning district shall apply.
3. Additional setback requirements: If any use in this district abuts or faces any residential zoning district, a setback of fifty (50) feet from the property line or centerline of an intervening public street, on the side abutting or facing the residential or apartment district shall be required.
4. Setbacks for insufficient right-of-way: Setbacks shall be established when a lot abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths and the setback requirements in such cases shall be based upon the Comprehensive Land Use Plan and applicable ordinances and standards.

B. Height Limitation. None, unless otherwise limited by the Federal Aviation Administration.

C. Lot Area. Division of lots or parcels are permitted as follows:

1. Lots or parcels fifty (50) acres or smaller in size may be divided into any number of smaller lots or parcels.
2. Undeveloped lots, parcels, or tracts larger than fifty (50) acres in size may be divided into smaller lots, parcels, or tracts so long as the resulting land division yields at least one (1) lot, parcel, or tract of at least fifty (50) acres in size. If a land division results in more than one (1) lot, parcel, or tract of fifty (50) acres or greater in size, only one of those fifty (50) + acre lots, parcels, or tracts, if further divided, must yield a lot, parcel, or tract of at least fifty (50) acres in size.
3. Developed lots or parcels fifty (50) acres or larger in size may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the City so long as at least forty percent (40%) of the net area of the lot or parcel has already been developed with industrial uses or uses accessory to industrial use, and no portion of the lot has been developed, or is proposed to be developed, with uses regulated by Subsection 3.175(D) of this Code.
4. Notwithstanding parts (2) and (3) of this Subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to rights-of-way for the following purposes:

- a. To provide public facilities and services;
- b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225;
- c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or
- d. To allow the creation of a lot for financing purposes when the created lot is part of a master planned development.

3.475 Additional Requirements

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required.
- B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this Code.
- D. Commercial uses within industrial flex-space buildings are subject to the following standards:
 1. No one commercial use shall exceed five thousand (5,000) square feet of gross leasable area and the cumulative area of all such uses shall not exceed twenty thousand (20,000) square feet of the gross leasable area of a single flex-space building or of multiple buildings that are part of the same development project.
 2. Drive-thru and drive-up service windows are not permitted.
- E. Development is subject to compliance with any applicable overlay zoning district standards.

3.500 OTHER ZONING DISTRICTS

3.510 General Purpose

Certain zoning districts may not be neatly defined as residential, mixed-use, commercial and industrial but require distinct designations to convey their purpose.

3.520 OS | Open Space

- A. Purpose. The district is intended to provide and preserve open space areas. In addition to other areas which may be so zoned by the City, this district shall apply to publicly owned parklands.
- B. Permitted uses. The following uses and their accessory uses are permitted in the OS district.
1. Nature and wildlife preserves.
 2. Passive recreation amenities and features.
 3. Restroom, storage, and janitorial facilities.
 4. Utility facilities (minor).
- B. Conditional uses. The following uses and their accessory uses require conditional use approval in accordance with Section 6.300 of this Code.
1. Active recreation amenities and features.
 2. Community service uses.
 3. Utility facilities (major).
- C. Development criteria. The development of amenities, features, or facilities shall include, but not be limited to the following criteria:
1. Uses within the OS-designated lot shall be compatible with adjacent land uses.
 2. Picnic grounds and parking facilities shall be equipped with trash receptacles.
 3. OS-designated lands shall be maintained by the lot owner if privately owned or by the City or other public agency by agreement if publicly owned.
 4. A conditional use located within a permitted use shall be compatible with that permitted use.

Chapter 8 – Development and Design Standards

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8.000 GENERAL STANDARDS

8.010 Purpose

The purpose of this Chapter is to advance all of the following objectives in the public interest:

- A. Carry out the development pattern and plan of the City and its comprehensive plan policies through efficient and effective review of site development proposals;
- B. Promote the public health, safety and general welfare;
- C. Provide adequate light and air, prevent overcrowding of land, and provide for adequate transportation, water supply, sewage, fire protection, pollution control, surface water management, and protection against natural hazards; and
- D. Encourage efficient use of land resources and public services, and provision of transportation options.

8.020 Applicability and Exemptions

- A. General Standards. Unless otherwise stated, standards in Sections 8.030 to 8.099 of this Division shall apply to all existing uses and development, and to new or expanded uses or development, regardless of zoning district, land use designation, or site development review requirements as described below.
- B. Specific Standards. Unless otherwise stated, standards in the following Divisions shall apply to existing uses and development, and to new or expanded uses of development as contained below:
 - 1. Residential standards in Division 8.100 of this Chapter shall apply to all residential development and uses in any zoning district, except for those in mixed-use zoning districts.
 - 2. Mixed-use standards in Division 8.200 of this Chapter shall apply to all mixed-use development and uses, dependent on the zoning district designation.
 - 3. Commercial standards in Division 8.300 of this Chapter shall apply to all commercial development and uses in any zoning district, except for those in mixed-use zoning districts.
 - 4. Industrial standards in Division 8.400 of this Chapter shall apply to all industrial development and uses in any zoning district, except for those in mixed-use zoning districts.
 - 5. Other standards contained in Division 8.500 of this Chapter shall apply in accordance with applicability standards contained therein.
- C. Site Development Review. Site development review approval in accordance with Section 6.900 of this Code is required for new development, building expansions, expansion of a nonconforming use or development, and changing of use resulting in increased vehicle traffic or requiring an increase in minimum parking pursuant to Section 8.050 of this Division.

- D. Exemptions. Except as specified by a condition of approval on a prior City decision, or as required for uses subject to conditional use approval, a land use decision for site development review is not required for the following:
1. Change in occupancy from one allowed land use to another allowed land use;
 2. Physical expansion of existing structures by ten percent (10%) or less, occurring in a single expansion or in several aggregated expansions relative to the originally approved project.
 3. Single-family detached dwellings (including manufactured home on its own lot);
 4. Middle housing typologies, including duplexes, triplexes, quadplexes, townhouse dwellings, and cottage cluster dwellings and projects. Townhouse projects of four (4) or more lots shall be subject to applicable subdivision standards and approval procedures in accordance with Chapter 7 of this Code.
 5. Home occupations;
 6. Accessory structures that do not require a building permit, with or without accessory parking;
 7. Public improvements required by City standards or as stipulated by a condition of land use approval (e.g., transportation facilities and improvements, parks, trails, utilities, and similar improvements), except where a condition of approval requires site development review;
 8. Regular maintenance, repair and replacement of materials (e.g., roof, siding, awnings, etc.), parking resurfacing and similar maintenance and repair.
- E. Middle housing regulations. In the event of a conflict between this Code and state law governing middle housing development, the standards of state code shall control. Middle housing shall comply with protective measures adopted pursuant to statewide land use planning goals.

8.025 Authority to Adjust Standards

Because of the diverse topography, parcel configurations, and site characteristics within the City, it is neither practical nor feasible to uniformly apply the design standards within this Chapter of this Code to all development projects. The Director may grant adjustments to these design standards upon making the following written findings:

- A. The adjustment is justified due to the unique site conditions.
- B. The proposal conforms to the extent practicable with these design standards.
- C. Any impacts from the adjustments are mitigated to the extent practical.
- D. The decision to adjust a standard is a Type II decision.

8.030 Pedestrian Walkways

All industrial parks, commercial developments, and community service uses shall meet the following requirements for pedestrian walkways:

A. Number and Placement.

1. At least one pedestrian walkway shall be provided to each street, other than limited access freeways, abutting the property.
2. Pedestrian walkways shall reasonably connect building entrances to one another, to public street entrances, and/or to existing or planned transit stops.
3. Where practicable, on-site walkways shall connect with walkways, sidewalks, bike paths, alleyways, and other bicycle or pedestrian connections on adjacent properties used as, or planned for, industrial parks, commercial, multiple-family, or community service uses.
4. Where practicable, pedestrian walkways and driveways shall provide a direct connection to walkways and driveways on abutting developments.
5. A required walkway or walkway connection need not be provided where another required sidewalk or walkway route provides a reasonably direct alternate route. An alternate route is reasonably direct if the walking distance increases by less than fifty percent (50%) over the other required route.
6. Pedestrian walkways are required between those parts of a site that people on the site normally would walk between. Walkways are not required between buildings or portions of a site which are not intended for, or likely to be used by, pedestrians. Such buildings and features include truck loading docks, warehouses not including office/warehouse combinations, automobile sales lots, temporary uses, outdoor storage areas, etc.

B. Routing.

1. Pedestrian walkways shall be as direct as reasonably possible.
2. Pedestrian driveway crossings should be minimized. Internal parking lot circulation and design shall maintain ease of access for pedestrians from streets and transit stops.
3. The on-site pedestrian circulation system shall connect adjacent streets to the main entrance of the primary structure on the site in a reasonably direct route.

8.040 Transit Facilities

- A. Applicability. Any Type II land divisions where further divisions are possible, and all Type III land divisions, multiple-family developments, community service uses, and commercial or industrial uses located on an existing or future transit route shall meet the requirements of TriMet for transit facilities. Applicants shall consult with TriMet to determine necessary transit facility improvements in conjunction with the proposed development. Proposals shall be consistent with the road crossing

improvements that are identified in the City Transportation System Plan on streets with existing or planned transit service.

- B. Standards. All commercial and community service development, and any industrial development designed to accommodate fifty (50) or more employees and located on parcels within six hundred (600) feet of existing or planned transit routes shall meet the following requirements:
1. Building Entrances.
 - a. Where practicable, buildings shall be oriented on the property in a transit friendly manner. At least one (1) building entrance shall be oriented toward the transit street and shall be accessed from a public sidewalk. Public sidewalks shall be provided adjacent to public streets along the street frontage.
 - b. Buildings within thirty (30) feet of the transit street shall have an entrance for pedestrians directly from the street to the building interior. This entrance shall be designed to be attractive and functional, and shall be open to the public during all business hours.
 - c. All uses in commercial zones must provide a public entrance on the façade of a building nearest to, and facing, a transit street or route. If the lot has frontage on more than one (1) transit street, the building need only have one (1) entrance oriented to a transit street, or to the corner where two (2) transit streets intersect.
 2. Setbacks. Buildings shall be setback no more than fifty (50) feet from a transit street, except that when a building is adjacent to a transit street that has a major transit stop within five hundred (500) feet of the building entrance, the building shall be setback no more than twenty (20) feet from the transit street. Where the site is adjacent to more than one (1) transit street, a building is required to meet the maximum setback standard on only one (1) of the streets. Industrial development as described within this Section are exempt from this particular provision.
 3. As alternative to meeting the requirements in Subsection 1, a development proposal may incorporate the following design features through the design review process in such combination that the City may conclude the access for pedestrians, transit riders, and bicyclists to the development is as good as or better than if the building fronted a major transit route.
 - a. The building incorporates two (2) entrances, one (1) that provides direct access to the transit street, in addition to an entrance that fronts a parking lot.
 - b. The development proposes additional sidewalk amenities and width which allow the City to conclude that use of sidewalks is no less inviting than if a main building entrance fronted on a major transit route. Any additional sidewalk amenities will not prohibit future building modifications that move a building's main façade or main pedestrian access to a point on a major transit route. To qualify, an applicant must submit drawings of alternative designs that demonstrate future building modifications can comply with Subsection 1, above.

- c. The proposal will construct one (1) or more onsite or offsite multi-use path connections that connect the building to existing or planned multi-use pedestrian and trail systems. These systems include, but are not limited to, current and future pedestrian or bicycle transit paths, or portions of the 40-mile trail loop and the Beaver Creek Trail. Such connection must invite users of the development to also use the path in their experience of accessing and using the development.
- d. The proposal will construct one or more mid-block bicycle or pedestrian accesses provided the following are met (not all are required):
 - i. Construction features such as ramps, bollards, or curb cuts, when used, physically limit use of the feature to bicycles or pedestrians.
 - ii. The developer installs safety enhancements, such as bicycle stop signs, lights, walkway areas, or other features, to minimize conflicts between bicycles and pedestrians.
 - iii. Mid-block crossings connect to and obviously comprise part of the pedestrian or bicycle route to building parking lots or front door entrances.
 - iv. Bollards and related safety barrier measures create or enhance an effect that a mid-block crossing is safeguarded or sequestered from passing motor vehicle traffic.
 - v. The overall building design has the effect of increasing or supporting increases in transit ridership in the same way as buildings which comply with Subsection 1, above.
- e. The development amply uses wayfinding signs that:
 - i. Identify pedestrian and bicycle connections which are present upon, adjacent to, and that exist nearby, the development. Such signage should encourage use of such connections and be of similar size, attractiveness, or visibility as any vehicle parking signs; and
 - ii. Identify bicycle parking areas.
- f. Signage inside the buildings, along with other information or with internal layout, alone or together alert and direct persons to transit stops or other transit amenities such as mid-block crossings or informational kiosks.
- g. The developer constructs offsite improvements, such as pedestrian facilities, or traffic control devices, that increase connectivity of dedicated pedestrian paths or demonstrates that constructed improvement will be compatible with and encourage future connections.

8.050 Reserved

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8.060 Landscaping and Screening

A. Minimum Basic Improvements.

1. The minimum area of a site to be retained in landscaping shall be as follows:

<i>Zoning District or Use</i>	<i>Percentage</i>
Multi-Family Residential	25%
Manufactured Home Park	25%
MU-1 - Downtown Mixed-Use	5%
MU-2 – General Mixed Use	15%
CC - Community Commercial	15%
GC - General Commercial	15%
IP - Industrial Park	15%
LI - Light Industrial	15%
GI - General Industrial	10%

2. For multi-family residential development and mixed-use development, usable recreation areas shall be provided for development containing more than five (5) dwelling units at the rate of two hundred (200) square feet per dwelling unit. Such areas shall be counted as part of the required landscaping percentage. Examples include, but are not limited to, playgrounds, exercise trails, swimming pools, etc.
3. Except for portions approved for parking, loading, or traffic maneuvering, a required setback area abutting a public street, and open area between the property line and the roadway in the public street, shall be landscaped. This landscaping shall be counted as part of the required landscaping percentage, except for that portion of the landscaping within the street right-of-way.
4. Site-obscuring shrubbery or a berm, wall, or fence shall be placed along the boundary of each classification of zone, i.e. residential, commercial or industrial, and around unsightly areas such as a trash or equipment storage area, or an outdoor industrial or commercial activity.
5. Landscaping that is required by a land use approval shall be irrigated to ensure the survivability of the landscaping.
6. At least seventy-five percent (75%) of the required landscaped area shall be planted with a suitable combination of trees, shrubs, or evergreen groundcover.
7. Plant Material:
 - a. Trees shall be species having an average mature spread of crown of greater than fifteen (15) feet and trunks which can be maintained in a clean condition with over five (5) feet of clear wood. Trees having an average mature spread of crown less than fifteen

- (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown spread.
- b. Trees shall be a minimum of seven (7) feet in overall height or one and one-half (1½) inches in caliper immediately after planting. Adjacent to any public right-of-way or easement, the following species shall be prohibited: poplar, willow, cottonwood, fruit trees, nut trees, and ailanthus. Selected conifers may be planted adjacent to public rights-of-way or easements if approved by the Director. See the City's list of recommended tree species.
 - c. Shrubs shall be a minimum of one (1) gallon in size or two (2) feet in height when measured immediately after planting. Hedges, where required to screen and buffer off-street parking from adjoining properties, shall be planted with an evergreen specie maintained so as to form a continuous, solid, visual screen at time of planting.
 - d. Vines for screening purposes shall be a minimum of one (1) gallon in size or thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
 - e. Groundcovers used in lieu of turf, in whole or in part, shall be planted in such a manner as to provide complete coverage within one (1) year.
 - f. Turf areas shall be planted in species normally grown as permanent lawns in Troutdale. Acceptable varieties include improved perennial rye and fescues.
 - g. The use of native plants throughout the site is encouraged if the site abuts vegetation corridors, steep slopes, wetlands, or floodplain. If native plants are used exclusively, a reduction of five percent (5%) of the minimum landscaping requirement will be authorized.
 - h. Plants listed in the current Oregon Department of Fish & Wildlife Oregon Invasive Species Action Plan as invasive are prohibited.
8. Landscaped areas may include architectural features or artificial groundcovers such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust (medium coarse), decorative hard paving, and gravel areas, interspersed with planted areas. The exposed area developed with such features shall not exceed twenty-five percent (25%) of the required landscaped area. Artificial plants are prohibited in any required landscaped area.
 9. Existing trees with a six (6) inch DBH or greater shall be preserved except when removal is specifically authorized by the Site and Design Review Committee or in the development approval.
 10. The area of the vegetation corridor on a site being developed counts toward the required landscape area.

- B. Garbage and Recycling Container Enclosures. All enclosures used to contain garbage and recycling containers at multiple-family, commercial, industrial, or institutional developments must conform to the following minimum standards:
1. Screening. All enclosures for garbage and recycling containers must be screened from public view. Screening shall consist of six (6) foot high walls constructed of any of the following materials:
 - a. Cyclone fencing with slats.
 - b. Wooden fencing.
 - c. Concrete blocks.
 - d. Materials other than the above-mentioned as approved on a case-by- case basis.
 2. Gates. Gates must meet the following requirements:
 - a. Must have a latch or some type of device which will keep the gate shut after it is closed. The device can be above or below ground.
 - b. Must have a mechanism to keep gates open during trash removal. The device can be above or below ground.
 - c. Wheels are not required; however, the hinge must be adequate to support the weight of the gate.
 3. Base Material/Flooring. The entire base dimension must meet the following requirements:
 - a. Must be made out of concrete. Concrete shall have a nominal thickness of four (4) inches. Exceptions to the base materials may be approved by the Director where warranted.
 - b. Must be positively sloped to the drainage system.
- C. Installation and Performance Bond or Security Requirements.
1. Landscaping must be installed prior to final occupancy.
 2. If weather conditions or other circumstances beyond the control of the developer or owner make completion of the landscaping impossible, an extension of up to six (6) months may be applied for by posting “security” equal to forty percent (40%) of the cost of the landscaping with the City, assuring installation within six (6) months. “Security” may consist of a performance bond payable to the City, cash, certified check, time certificates of deposit, assignment of a savings account, or other such assurance of access to funds necessary for completion as shall meet the approval of the City Attorney.
 3. Upon acceptance of the approved security, the owner may be allowed occupancy for a period of one hundred-eighty (180) days. If the installation of the landscaping improvement is not

completed within one hundred-eighty (180) days, the City shall have access to the security to complete the installation and/or revoke occupancy.

4. Upon completion of the installation, any portion of the remaining security minus administrative charges of twenty-five percent (25%) shall be returned to the owner. Costs in excess of posted security shall be assessed against the property, and the City shall thereupon have a valid lien against the property which will come due and payable.
- D. Guarantee. All landscape materials and workmanship shall be guaranteed by the installer and/or developer for a period of time not to exceed two (2) years. This guarantee shall ensure that all plant materials survive in good condition and shall guarantee prompt replacement of dead or dying plant materials.

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8.070 Reserved

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8.080 Reserved

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8.100 RESIDENTIAL STANDARDS

8.110 Single-Family Detached and Duplex Dwellings

- A. Approval standards. Single-family detached and duplex dwellings are permitted outright. Alternatively, an applicant may choose to submit an application for a duplex subject to discretionary standards and criteria adopted in accordance with ORS 197.307(6), if such a process is available.
- B. Development standards.
1. Single-family detached dwellings and duplexes shall meet the development standards contained within the dimensional standards table in Section 3.130.C of this Code.
 2. Duplex dwellings are not subject to off-street parking requirements.
- C. Design standards.
1. All dwellings shall utilize at least six (6) of the following design features:
 - a. Dormers.
 - b. Recessed entries.
 - c. Cupolas.
 - d. Bay or bow windows.
 - e. Window shutters.
 - f. Offsets on building face or roof (minimum 12").
 - g. Gables.
 - h. Covered porch entry.
 - i. Pillars or posts.
 - j. Eaves (minimum 6").
 - k. Tile, shake, or architectural composition roofing.
 - l. Horizontal lap siding.
 2. Windows. A minimum of 15 percent of the area of one street frontage. For corner lots, this standard shall apply to at least one (1) side.
- D. Duplex conversions. Conversion of an existing detached single family structure to a duplex is allowed, pursuant to Chapter 1, Section C (Applicability), provided that the conversion does not increase nonconformance with applicable clear and objective standards.

8.120 Triplex and Quadplex Dwellings

A. Approval process.

1. Triplexes and quadplexes are subject to the same approval process as that for detached single family dwellings in the same zone and are subject only to clear and objective standards, approval criteria, conditions, and procedures, unless discretionary standards and criteria have been adopted in accordance with ORS 197.307(5).
2. Applicants must demonstrate that sufficient infrastructure as defined in Section 1.020 of this Code is provided, or will be provided, upon submittal of a triplex or quadplex development application.

B. Development standards.

1. Applicability

a. Triplexes and quadplexes shall meet:

- i. The development standards contained within the dimensional standards table in Section 3.130.C of this Division.
- ii. All other clear and objective development standards that apply to detached single family dwellings in the same zone (including, but not limited to, lot size and dimensions, minimum and maximum setbacks, and building height), unless those standards conflict with this code and except as specified in this Subsection (B).

b. The following standards are invalid and do not apply to triplexes or quadplexes allowed by this code: Maximum lot coverage, minimum landscape area, or minimum open space standards.

2. Number of units. This code does not allow for the creation of more than four (4) dwelling units on a lot, including accessory dwelling units.

3. Off-Street Parking.

a. Required Off-Street Parking. The minimum number of required off-street parking spaces is:

- i. In zones with a minimum lot size of less than 5,000 square feet, a minimum of two (2) off-street parking spaces per triplex or quadplex development.
- ii. In zones with a minimum lot size between 5,000 square feet and 6,999 square feet, a minimum of three (3) off-street parking spaces per triplex or quadplex development.
- iii. In zones with a minimum lots size of 7,000 square feet or greater:

- (a) a minimum of three (3) off-street parking spaces per triplex
- (b) a minimum of four (4) off-street parking spaces per quadplex
- iv. A credit for on-street parking shall be granted for some or all the required off-street parking as provided in subsection (b). No additional parking spaces shall be required for conversion of a detached single family dwelling to a triplex or quadplex, including those created through the addition of detached units.
- b. On-Street Credit. If on-street parking spaces meet all the following standards, they shall be counted toward the minimum off-street parking requirement.
 - i. The space must be abutting the subject site;
 - ii. The space must be in a location where on-street parking is allowed by the jurisdiction;
 - iii. The space must be a minimum of 22 feet long; and
 - iv. The space must not obstruct a required sight distance area.

C. Design Standards

1. Applicability.

- a. New triplexes and quadplexes, including those created by adding building square footage on a site occupied by an existing dwelling, shall meet the design standards in subsections (2) through (5) of this section (C).
- b. The following standards are invalid and do not apply to triplexes or quadplexes allowed by this code:
 - i. Mandates for construction of a garage or carport.
 - ii. The jurisdiction's design standards other than those in this Subsection (C) that apply only to triplexes, quadplexes, or multifamily development.

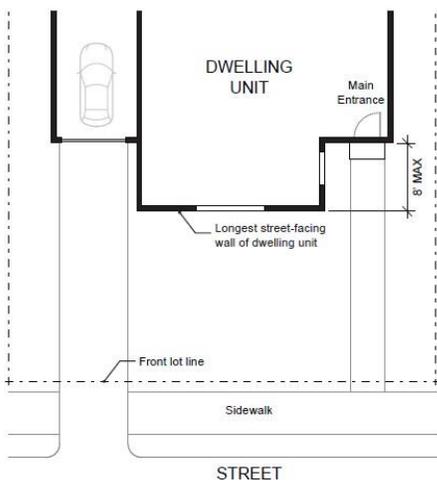
2. Entry Orientation. At least one main entrance for each triplex or quadplex structure must meet the standards in subsections (a) and (b) below. Any detached structure for which more than 50 percent of its street-facing facade is separated from the street property line by a dwelling is exempt from meeting these standards.

- a. The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and
- b. The entrance must either:
 - i. Face the street (see Figure 8.120.C.2.b.i at the end of this Section);

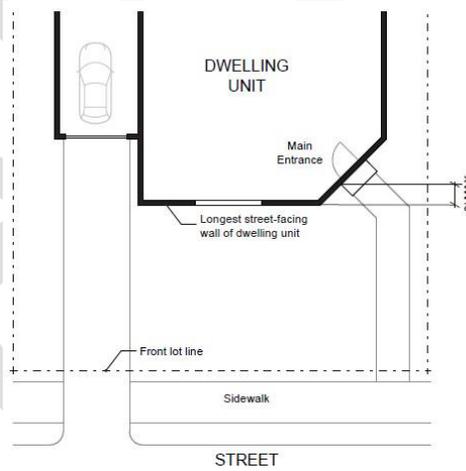
- ii. Be at an angle of up to 45 degrees from the street (see Figure 8.120.C.2.b.ii at the end of this Section);
 - iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides (see Figure 8.120.C.2.b.iii at the end of this Section); or
 - iv. Open onto a porch (see Figure 8.120.C.2.b.iv at the end of this Section). The porch must:
 - (a) Be at least 25 square feet in area; and
 - (b) Have at least one entrance facing the street or have a roof.
3. Windows. A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard (see Figure 8.120.C.3 at the end of this section).
4. Garages and Off-Street Parking Areas. Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (a) and (b) of this subsection (C)(4).
 - a. The garage or off-street parking area is separated from the street property line by a dwelling; or
 - b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage (see Figure 8.120.C.4 at the end of this section).
5. Driveway approach. Driveway approaches must comply with the following:
 - a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 8.120.C.5.b at the end of this Section). For lots or parcels with more than one frontage, see subsection (5)(c) of this subsection (C).
 - b. Driveway approaches may be separated when located on a local street (see Figure 8.120.C.5.b at the end of this Section). If approaches are separated, they must meet the jurisdiction's driveway spacing standards applicable to local streets.
 - c. In addition, lots or parcels with more than one frontage must comply with the following:
 - i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an improved alley (defined as an alley that meets the jurisdiction's standards for width and pavement), access must be taken from the alley (see Figure 8.120.C.5.c.i at the end of this Section).

- ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the jurisdiction’s access standards applicable to collectors and/or arterials.
- iii. Triplexes and quadplexes on lots or parcels with frontages only on local streets may have either:
 - (a) Two driveway approaches not exceeding 32 feet in total width on one frontage; or
 - (b) One maximum 16-foot-wide driveway approach per frontage (see Figure 8.120.C.5.c.iii at the end of this Section).

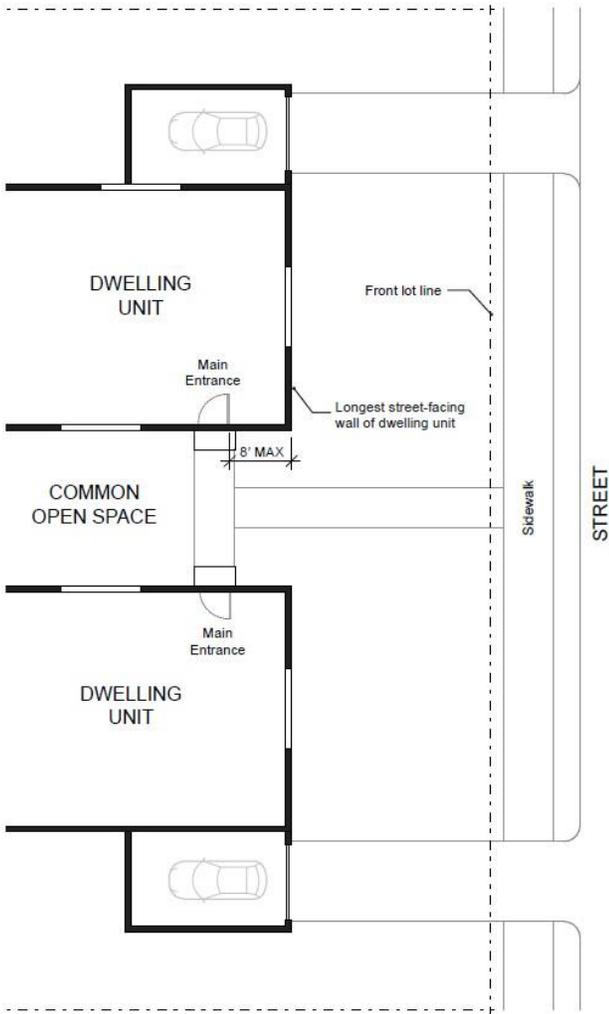
D. Conversions to Triplex and Quadplex. Internal conversion of an existing detached single family structure or duplex to a triplex or quadplex is allowed, pursuant to Chapter 1, Section C (Applicability), provided that the conversion does not increase nonconformance with applicable clear and objective standards, unless increasing nonconformance is otherwise permitted by the development code.



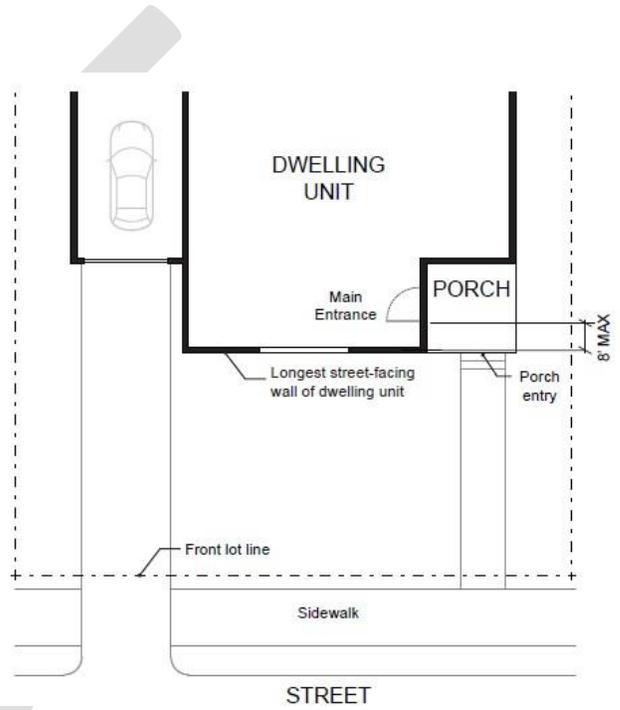
*Figure for 8.120.C.2.b.i
Main Entrance Facing the Street*



*Figure for 8.120.C.4.b.iii
Main Entrance at 45 Degree Angle from the Street*



*Figure for 8.120.C.2.b.iii
Main Entrance Facing the Common Open Space*

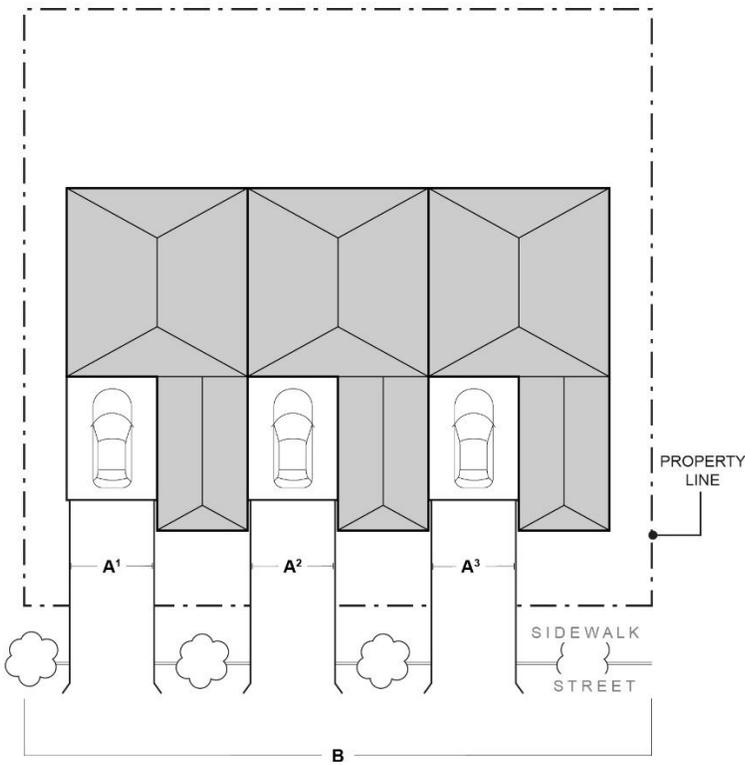


*Figure for 8.120.C.4.b.iv
Main Entrance Opening onto a Porch*



- Area subject to 15% window & entrance door coverage requirement
- ▨ Qualifying window coverage
- ▩ Qualifying entrance door coverage

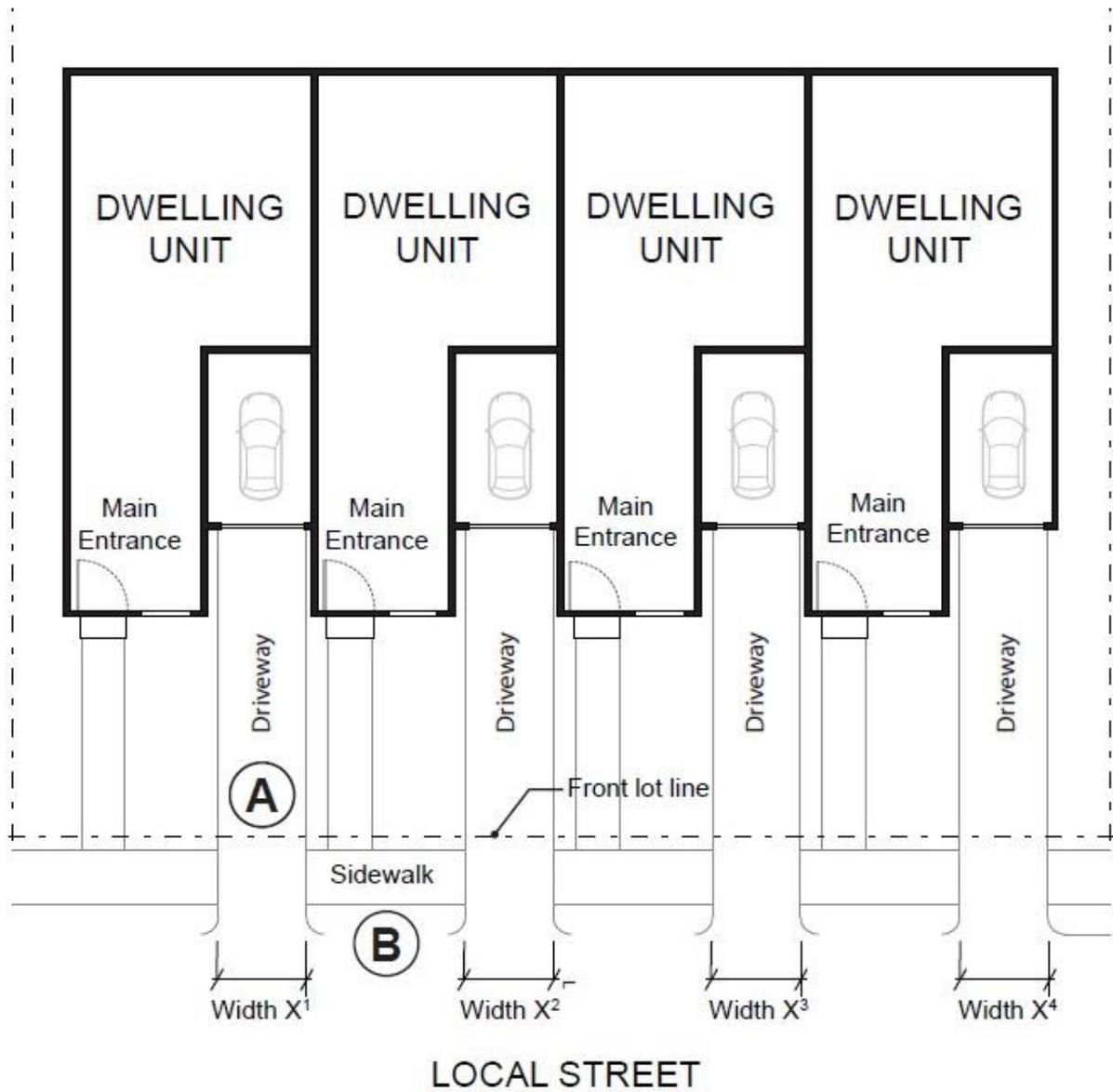
*Figure for Figure 8.120.C.3
Window Coverage*



*Figure for 8.120.C.4
Width of Garages
and Parking Areas*

- (A) Garage and on-site parking and maneuvering areas
- (B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$



A $X^1 + X^2 + X^3 + X^4$ must not exceed 32 feet per frontage,

B Driveway approaches may be separated when located on a local street

Figure for 8.120.C.5.b. – Driveway Approach Width and Separation on Local Street

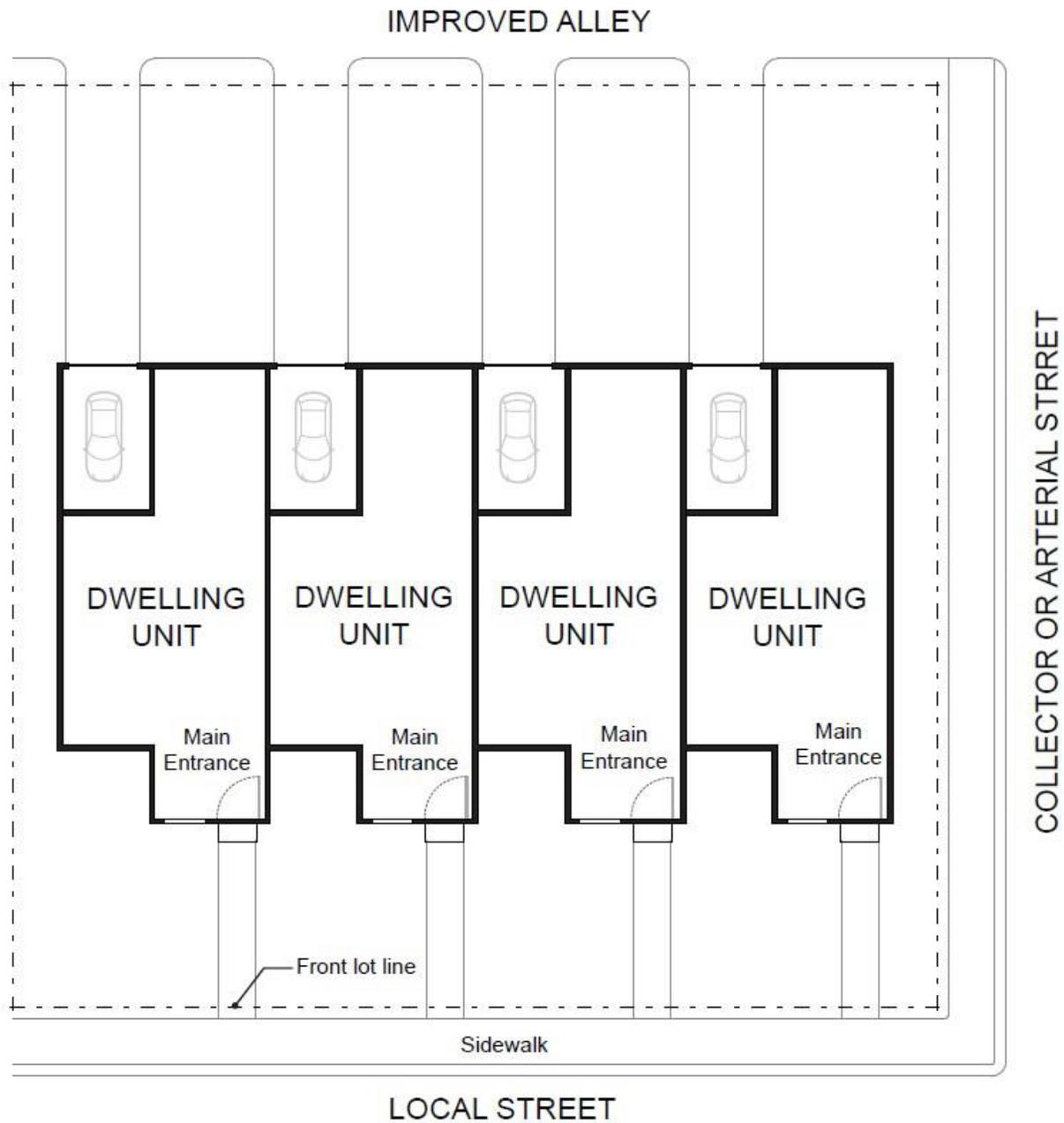
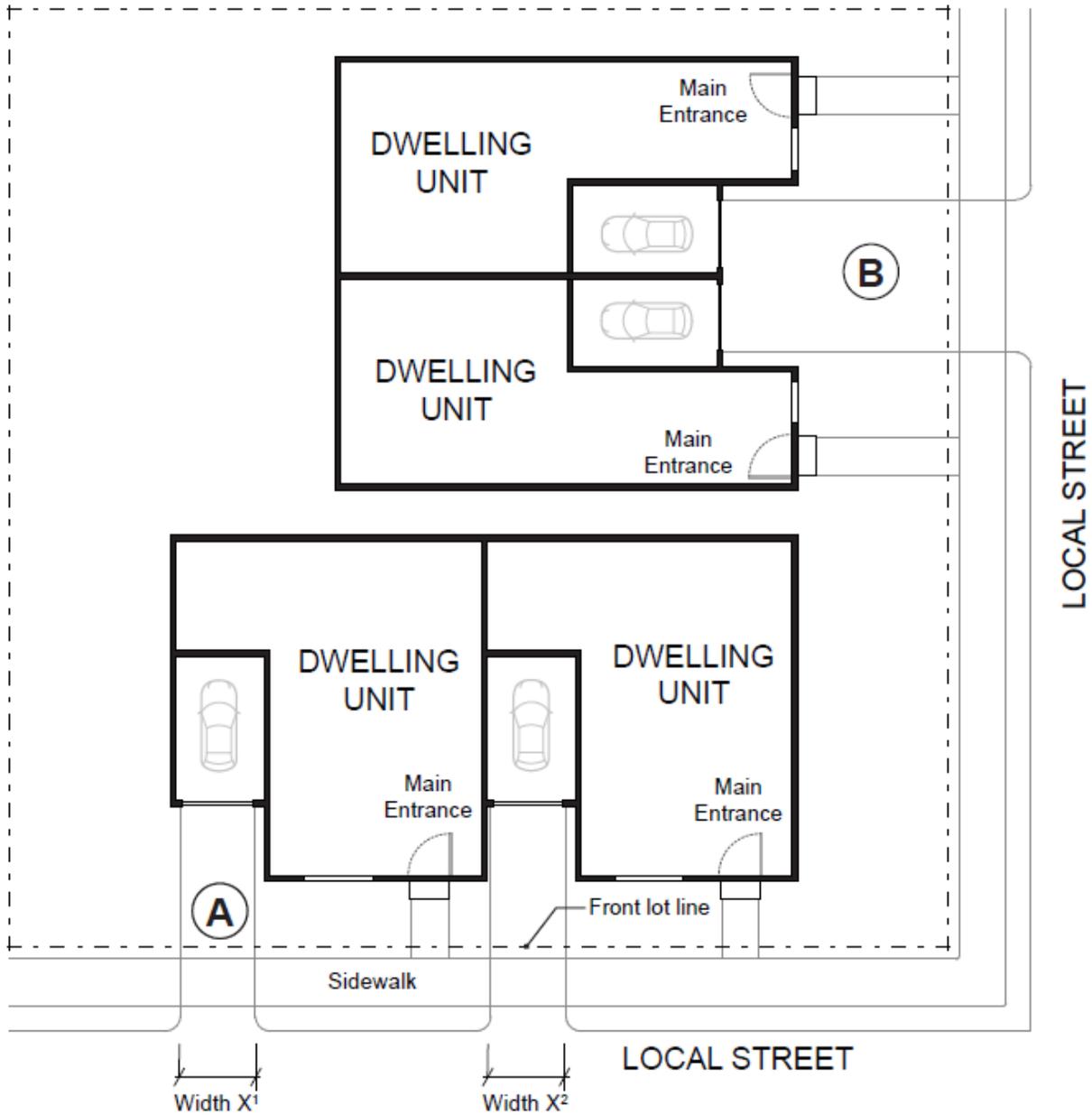


Figure for 8.120.C.5.c.i. – Alley Access



Options for site with more than one frontage on local streets:

- A** Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or
- B** One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Figure for 8.120.C.5.c.i. – Driveway Approach Options for Multiple Local Street Frontages

8.130 Townhouse Projects and Dwellings

A. Approval process.

1. Townhouse dwellings are subject to the same approval process as that for detached single family dwellings in the same zone.
2. Townhouse projects.
 - a. Townhouse projects are subject only to clear and objective standards, approval criteria, conditions, and procedures, unless discretionary standards and criteria have been adopted in accordance with ORS 197.307(5). Alternatively, an applicant may choose to submit an application for a townhouse project subject to discretionary standards and criteria adopted in accordance with ORS 197.307(6), if such a process is available.
 - b. Creation of new lots or parcels as part of a townhouse project is subject to the applicable land division approval process in accordance with Chapter 7 of this Code.
 - c. Applicants must demonstrate that sufficient infrastructure as defined in Section 1.020 of this Code is provided, or will be provided, upon submittal of a townhouse development application.

B. Development standards.

1. Applicability.
 - a. Townhouses shall meet the development standards contained within the dimensional standards table in Section 3.130.C of this Division.
 - b. Townhouse projects shall meet:
 - i. The development standards contained within the dimensional standards table in Section 3.130.C of this Code.
 - ii. Any applicable general development standards contained within Division 8.000 of this Chapter.
 - iii. Any applicable clear and objective platting standards contained within Chapter 7 of this Code or otherwise required by state law.
 - iv. The additional development standards contained within this Section (8.130.B).
 - c. The following standards are invalid and do not apply to townhouses or townhouse projects allowed by this code, except as specified within this Section (8.130):
 - i. Additional development standards of the applicable base zone related to the standards addressed under subsections (2) through (6) of this section (B).

- ii. Development standards of the applicable base zone related to lot dimensions, lot coverage, landscape or open space area, or the siting or design of dwellings.
 - iii. The jurisdiction's other development standards that apply only to townhouses and that conflict with provisions of this code.
 - 2. Off-Street Parking.
 - a. Required Off-Street Parking. The minimum number of required off-street parking spaces for a townhouse project is one (1) space per unit. Spaces may be provided on individual lots or in a shared parking area on a common tract. A credit for on-street parking shall be granted for some or all of the required off-street parking as provided in subsection (b).
 - b. On-Street Credit. If on-street parking spaces meet all the standards in subsections (i)-(iv) below, they shall be counted toward the minimum off-street parking requirement.
 - i. The space must be abutting the subject site;
 - ii. The space must be in a location where on-street parking is allowed by the jurisdiction;
 - iii. The space must be a minimum of 22 feet long; and
 - iv. The space must not obstruct a required sight distance area.
 - 3. Areas Owned in Common. Common areas must be maintained by a homeowners association or other legal entity. A homeowners association may also be responsible for exterior building maintenance. A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the jurisdiction prior to issuance of a building permit.
- C. Design standards. New townhouses shall meet the following design standards. Mandates for construction of a garage or carport and any other design standards are invalid.
 - 1. Entry Orientation. The main entrance of each townhouse must:
 - a. Be within eight (8) feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
 - b. Either:
 - i. Face the street (see Figure 8.120.C.2.b.i in the preceding Section);
 - ii. Be at an angle of up to forty-five (45) degrees from the street (see Figure 8.120.C.4.b.iii in the preceding Section);
 - iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

- iv. Open onto a porch (see Figure 8.120.C.4.b.iv in the preceding Section). The porch must:
 - (a) Be at least twenty-five (25) square feet in area; and
 - (b) Have at least one entrance facing the street or have a roof.
2. Unit definition. Each townhouse must include at least two of the following on at least one street-facing façade (see Figure 8.130.C.2 at the end of this Section):
 - a. A roof dormer a minimum of four (4) feet in width.
 - b. A balcony a minimum of two (2) feet in depth and four (4) feet in width and accessible from an interior room, which may encroach into a required setback area.
 - c. A bay window that extends from the facade a minimum of two (2) feet, which may encroach into a required setback area.
 - d. An offset of the facade of a minimum of two (2) feet in depth, either from the neighboring townhouse or within the façade of a single townhouse.
 - e. An entryway that is recessed a minimum of three (3) feet.
 - f. A covered entryway with a minimum depth of four (4) feet.
 - g. A porch meeting the standards contained in Subsection 8.130.C.1.b.iv of this Code.
3. Windows. A minimum of 15 percent (15%) of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. (see Figure 8.120.C.3 in the preceding Section).
4. Driveway Access and Parking. Townhouses with frontage on a public street shall meet the following standards:
 - a. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 8.130.C.4.b at the end of this Section):
 - i. Each townhouse lot has a street frontage of at least 15 feet on a local street.
 - ii. A maximum of one (1) driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
 - iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
 - iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

- b. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (a).
- i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
 - ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot (see Figure 8.130.C.4.b.ii at the end of this Section).
 - iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses (see Figure 8.130.C.4.b.iii at the end of this Section).
 - iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- c. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (b).

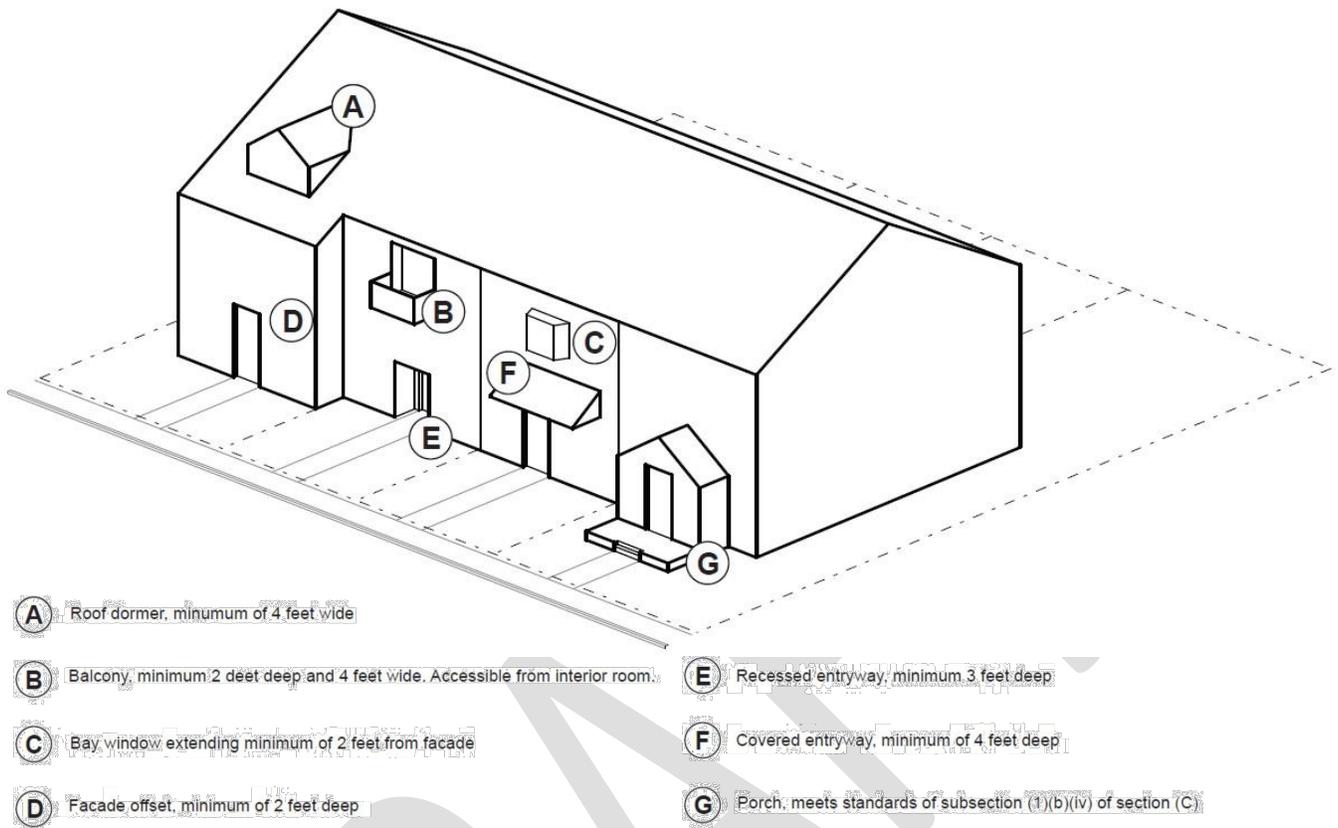


Figure for 8.130.C.2 – Townhouse Unit Definition Features

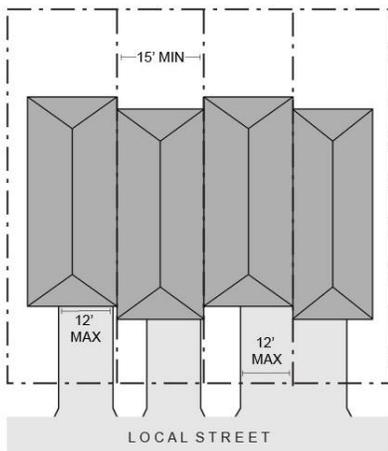


Figure for 8.130.C.4.a
Townhouses with parking
in front yard

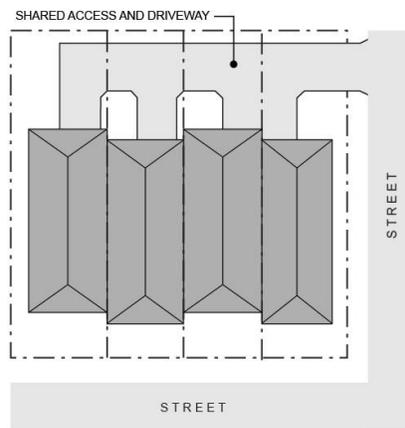


Figure for 8.130.C.4.b.ii
Townhouses on corner lot
with shared access

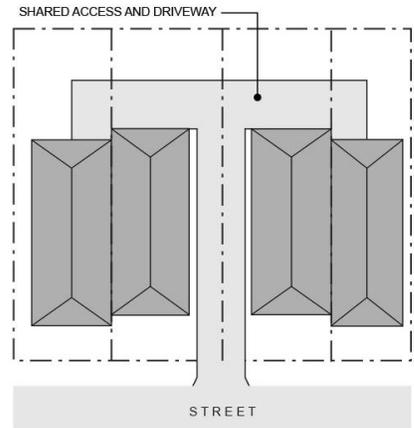


Figure for 8.130.C.4.b.iii
Townhouses with
consolidated access

8.140 Cottage Cluster Projects and Dwellings

A. Approval process.

1. Cottage cluster projects are subject to the same approval process as that for detached single family dwellings in the same zone and are subject only to clear and objective standards, approval criteria, conditions, and procedures, unless discretionary standards and criteria have been adopted in accordance with ORS 197.307(5). Alternatively, an applicant may choose to submit an application for a cottage cluster project subject to discretionary standards and criteria adopted in accordance with ORS 197.307(6), if such a process is available.
2. Applicants must demonstrate that Sufficient Infrastructure as defined in Section 1.020 of this Code is provided, or will be provided, upon submittal of a cottage cluster development application.

B. Development standards.

1. Applicability. Cottage clusters shall meet the development standards contained herein and within the dimensional standards table in Section 3.130.D of this Code.
2. Average unit size. The maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.
3. Off-street parking
 - a. Required off-street parking. The minimum number of required off-street parking spaces for a cottage cluster project is zero (0) spaces per unit with a floor area less than 1,000 square feet and one (1) space per unit with a floor area of 1,000 square feet or more. Spaces may be provided for individual cottages or in shared parking clusters. A credit for on-street parking shall be granted for some or all of the required off-street parking as provided in subsection (b).
 - b. On-street credit. If on-street parking spaces meet all the standards in subsections (i)-(iv) below, they shall be counted toward the minimum off-street parking requirement.
 - i. The space must be abutting the subject site;
 - ii. The space must be in a location where on-street parking is allowed by the jurisdiction;
 - iii. The space must be a minimum of twenty-two (22) feet long; and
 - iv. The space must not obstruct a required sight distance area.

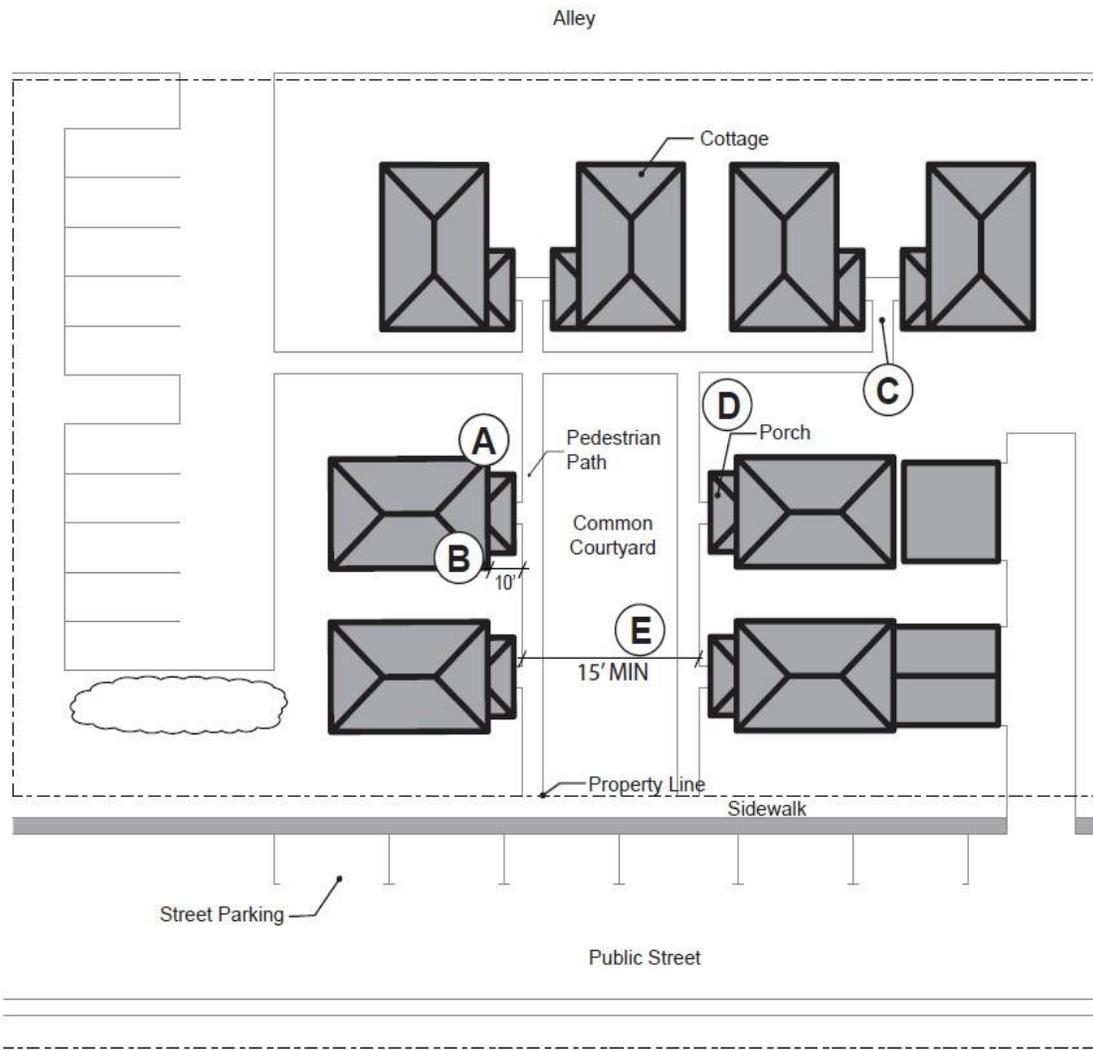
- ### C. Design standards.
- Cottage clusters shall meet the following design standards. No other design standards shall apply to cottage clusters unless noted in this section. Mandates for construction of a garage or carport and any other design standards are invalid, except as specified in this Section.

1. Cottage orientation. Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 8.140.C.1 at the end of this Section):
 - a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
 - b. A minimum of 50 percent (50%) of cottages within a cluster must be oriented to the common courtyard and must:
 - i. Have a main entrance facing the common courtyard;
 - ii. Be within ten (10) feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - iii. Be connected to the common courtyard by a pedestrian path.
 - c. Cottages within twenty (20) feet of a street property line may have their entrances facing the street.
 - d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.
2. Common courtyard design standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 8.140.C.1 at the end of this Section):
 - a. The common courtyard must be a single, contiguous piece.
 - b. Cottages must abut the common courtyard on at least two sides of the courtyard.
 - c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster (as defined in subsection (1) of this section (C)).
 - d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
 - e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
 - f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
3. Community buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest

housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

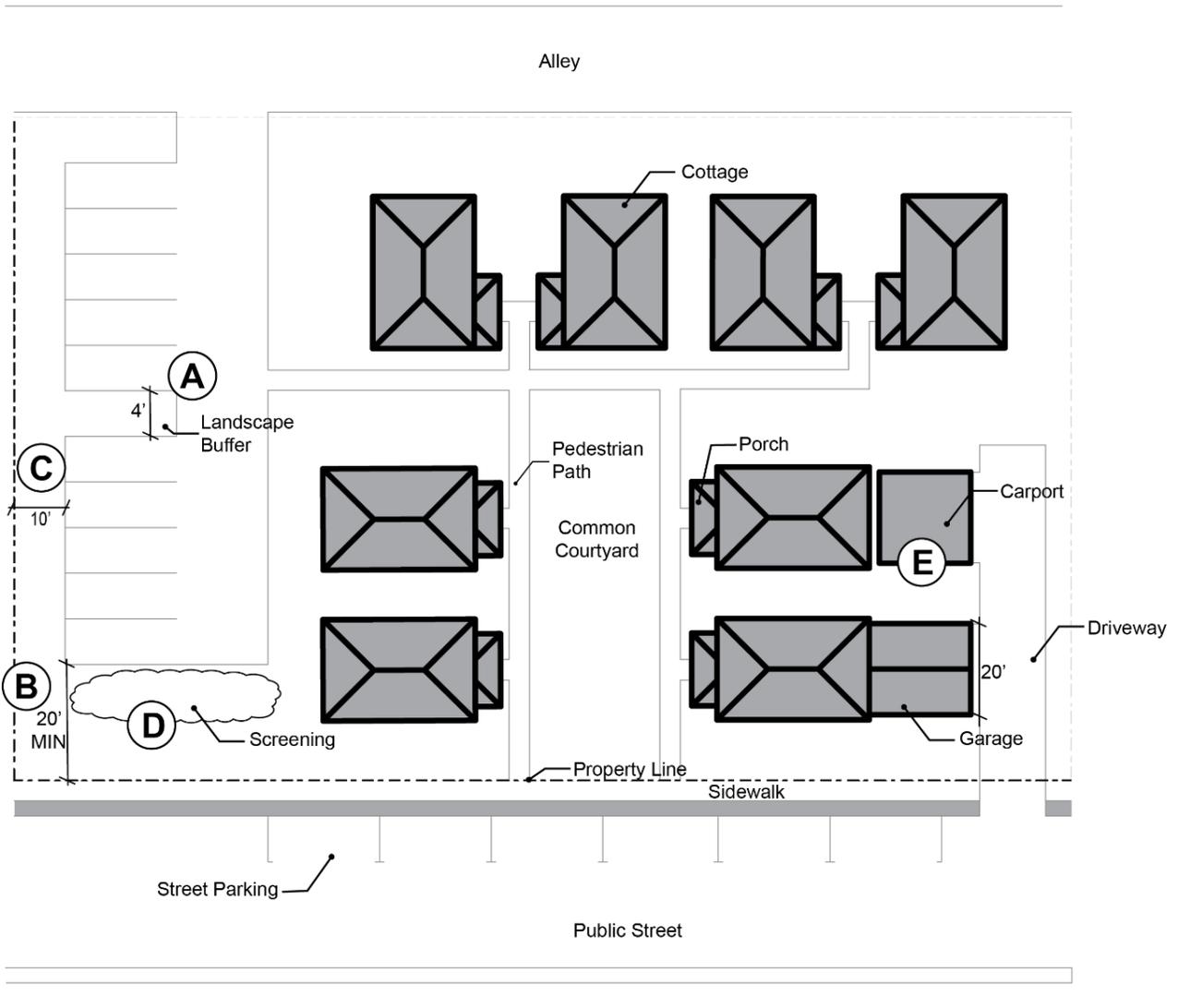
- a. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to subsection (B)(5).
 - b. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.
4. Pedestrian access.
- a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - i. The common courtyard;
 - ii. Shared parking areas;
 - iii. Community buildings; and
 - iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
 - b. The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.
5. Windows. Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single family dwellings in the same zone.
6. Parking design (see Figure 8.140.C.6 at the end of this Section).
- a. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:
 - i. Cottage cluster projects with fewer than sixteen (16) cottages are permitted parking clusters of not more than five (5) contiguous spaces.
 - ii. Cottage cluster projects with sixteen (16) cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.
 - iii. Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.
 - iv. Clustered parking areas may be covered.
 - b. Parking location and access.
 - i. Off-street parking spaces and vehicle maneuvering areas shall not be located:

- (a) Within twenty (20) feet from any street property line, except alley property lines;
- (b) Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
 - ii. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within ten (10) feet of other property lines.
- c. Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.
- d. Garages and carports.
 - i. Garages and carports (whether shared or individual) must not abut common courtyards.
 - ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
 - iii. Individual detached garages must not exceed 400 square feet in floor area.
 - iv. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
- 7. Accessory structures. Accessory structures must not exceed 400 square feet in floor area.
- 8. Existing structures. On a lot or parcel to be used for a cottage cluster project, an existing detached single family dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:
 - a. The existing dwelling may be nonconforming with respect to the requirements of this code.
 - b. The existing dwelling may be expanded up to the maximum height in subsection (B)(4) or the maximum building footprint in Chapter 1, subsection (B)(1); however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.
 - c. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
 - d. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (1)(a) of this section (C).



- A** A minimum of 50% of cottages must be oriented to the common courtyard.
- B** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- C** Cottages must be connected to the common courtyard by a pedestrian path.
- D** Cottages must abut the courtyard on at least two sides of the courtyard.
- E** The common courtyard must be at least 15 feet wide at its narrowest width.

Figure 8.140.C.1 – Cottage Cluster Orientation and Common Courtyard Standards



- (A)** Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B)** No parking or vehicle area within 20 feet from street property line (except alley).
- (C)** No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D)** Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E)** Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Figure 8.140.C.6 – Cottage Cluster Parking Design Standards

8.150 Multi-Family Residential Projects and Dwellings

- A. Approval process. Multi-family residential projects and dwellings are subject to a Site Development Review land use application in accordance with Section 6.900 of this Code.
- B. Design standards.
1. Building entrances. The primary entrance to buildings that do not have residential units above or below other residential units shall face toward a public or private street, unless the lot configuration, site characteristics, onsite circulation, or other conditions make it impractical to face a building's primary entrance to the street. Exception: A primary entrance is not required to face a street designated as an arterial.
 2. Building separation. Multiple residential buildings on a single lot shall be separated at least fifteen (15) feet from one another.
 3. Pedestrian access and circulation.
 - a. Private streets or driveways greater than twenty (20) feet in length and that serve more than one (1) dwelling unit shall have sidewalks on at least one (1) side that connect to the nearest public street.
 - b. Each primary entrance to a residential building shall be connected to a sidewalk onsite that connects to either a public street, private street, or driveway.
 - c. Onsite pedestrian circulation shall be continuous and connect streets abutting the site, ground level entrances, common buildings such as laundry and recreation facilities, parking areas, shared open space and play areas, abutting transit stops, and any pedestrian amenities such as plazas, resting areas, and viewpoints. There shall be at least one (1) pedestrian connection to an abutting street frontage for each two hundred (200) linear feet of street frontage.
 - d. Vehicle/pedestrian conflicts shall be minimized by providing pedestrian routes that are separated from parking lots, including onsite sidewalks that connect to garbage enclosures or recycling areas and mailboxes.
 4. Architectural elements and building facades. Residential units shall be designed with vertical and horizontal offsets to break up rooflines, define private outdoor areas, allow greater views, and admit light and air to unit interiors. Large, blank walls shall be avoided. Windows and projecting walls shall be used to break up larger walls in order to establish visual interest.
 - a. No wall of a residential building shall exceed a length of fifty (50) feet without a foundation offset of at least four (4) feet for a distance of at least sixteen (16) feet.
 - b. The wall of a building that faces a public street shall incorporate architectural features including, but not limited to, at least three (3) of the following:
 - i. Porches.

- ii. Balconies.
 - iii. Dormer windows.
 - iv. Recesses/alcoves.
 - v. Unique entry areas, such as porticos or atriums.
 - c. The same level of architectural design and quality of materials shall be applied to all sides of the building.
 - d. The following window detail shall be incorporated into the building design:
 - i. Windows shall account for at least fifteen percent (15%) of any rear or front building elevation no matter what the building's orientation on the lot is.
 - ii. Windows shall account for at least ten percent (10%) of any side building elevation no matter what the building's orientation is.
 - iii. All windows shall have outer casings or frames.
 - e. Garages, carports, and accessory structures shall maintain the same level of design, aesthetic quality, and architectural compatibility as the residential structure(s).
 - f. Roofline offsets shall be provided at intervals of forty (40) feet or less to create variety in the massing of structures and relieve the effect of a single, long roof. Roofline offsets shall be a minimum four (4) foot variation either vertically from the gutter line, or horizontally.
 - g. The rooflines of attached dwellings shall be multi-gabled or have varied parapets over every unit's main entrance.
 - h. Rooflines, porches, and doors shall have trim.
5. Off-Street parking, garages, and carports. In addition to the standards of Chapter 9, Off-Street Parking and Loading, off-street parking for attached dwellings on a single lot shall include these design standards:
- a. Parking lots may not be located between a multiple-family structure and the right-of-way the structure fronts on.
 - b. If there is no parking lot or alley access to attached dwellings, and motor vehicle access is from the street, parking must be either in an attached garage that is set back a minimum of five (5) feet behind the front door of the residential structure, in a detached accessory structure located at least fifty (50) feet from the front property line, or in a parking area at the side or rear of the site, or shall comply with the following standards:

- i. The garage door width of the dwelling is 50 percent or less of the width of the street facing elevation, and does not extend beyond the front door; or
 - ii. The garage door is behind or even with the front door and the dwelling has a roofed front porch, which is at least 1/3 as wide as the front elevation and at least five (5) feet deep. The porch may encroach within the required front yard setback a maximum of five (5) feet without a variance provided the foundation for the dwelling complies with the minimum front setback standard; and
 - iii. The street facing wall of the dwelling contains at least one (1) window on the ground floor that allows visibility of the street.
 - c. Side and rear yard setbacks for parking lots and/or garages shall be the same as the minimum building setbacks of the underlying zoning district or the same as the minimum building setback of any adjacent residential zoning district, whichever is more restrictive. Side and rear yard setbacks based on building height shall not be applied to parking lots or the access driveways.
6. Outdoor private space. Outdoor private space is required for each residential dwelling unit.
 - a. Each ground level dwelling unit shall have an attached accessible outdoor private space of not less than sixty (60) square feet in area. Individual outdoor areas for ground level units must be visually screened from each other by walls, fences, or vegetation screening that is at least six (6) feet high and totally sight-obscuring.
 - b. Each upper level unit shall have an attached outdoor private space, such as a balcony, of not less than sixty (60) square feet in area. The area shall be enclosed, screened, or otherwise designed to provide privacy from adjacent units by walls, building offsets, or similar sight-obscuring screening.
7. Recreation areas.
 - a. Recreational facilities or open space areas are required for attached dwelling developments that contain six (6) or more dwelling units on one (1) lot. Such recreational facilities and open space areas must be located on the development site or on a lot adjacent to the site. Common recreation areas, whether indoor, outdoor, or both, shall be provided at the rate of at least two hundred (200) square feet per dwelling unit. No more than fifty percent (50%) of the required recreation area may be in passive open space. Recreation facilities may include children's play structures and play equipment and shall be located outside of bioswales, detention ponds, steep slopes, or a vegetation corridor as defined in this Code. More than one (1) recreation area may be developed on the site. Any play structure exceeding ten (10) feet in height must comply with the underlying zoning district setbacks.
 - b. Recreation facilities or open space areas are not required for development within the area between Historic Columbia River Highway and 2nd Street extended west to its intersection with 257th Drive from 257th Avenue to the SE Sandy Street right-of-way.

8.155 Age-Restricted Units
Reserved.

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8.160 Manufactured Home Parks

- A. Purpose. A single-family residential manufactured home park is intended for manufactured homes on separate spaces within a manufactured home park. The purpose of these provisions is to extend the opportunity for low and moderately priced single-family homes, to ensure a high-quality living environment within manufactured home parks, to ensure that manufactured homes in manufactured home parks are safe and durable, and to protect property values within and adjacent to manufactured home parks.
- B. Establishment of a Manufactured Home Park. A manufactured home park may be established as a permitted use in the MDR residential districts.
- C. Locational Criteria. Access to manufactured home parks shall be from abutting public streets. No manufactured home space shall have direct vehicular access to a street bordering the park.
- D. Density, Minimum Site Size, and Dimensions of Park. All manufactured home parks shall meet the following minimum requirements:
1. The minimum size of a manufactured home park shall be one (1) acre.
 2. The number of permitted units allowed in a manufactured home park shall not exceed the density permitted in the underlying zone.
 3. Minimum park street frontage – one hundred (100) feet.
 4. Minimum park depth – one hundred fifty (150) feet.
- E. Standards and Criteria. Manufactured home parks must comply with the following standards and criteria:
1. Perimeter setback and buffer area.
 - a. A perimeter setback and buffer area of at least twenty (20) feet shall be provided. This area shall remain unoccupied by any structure, street, parking, or driveway area, except that private street entrances may cross the perimeter buffer where necessary to provide access to the park.
 - b. Within that portion of the perimeter setback and buffer area which abuts a public street right-of-way, screening shall be achieved through one of the following:
 - i. A three (3)-foot high earthen berm with seventy-five percent (75%) of the area planted with evergreen and deciduous trees, shrubs, and groundcover arranged so as to achieve an effective sight and sound buffer of at least six (6) feet in height to screen the park at the time of completion.
 - ii. A six (6)-foot high decorative masonry wall, wooden fence, and a combination of evergreen and deciduous trees, shrubs, and groundcover arranged so as to

achieve an effective sight and sound buffer to screen the park at time of completion.

- c. Within that portion of the perimeter setback and buffer area which abuts adjacent parcels, a sight-obscuring wooden fence or a decorative masonry wall at least six (6) feet in height shall be installed to screen the park from adjacent properties.
2. Dimensional standards - per space.
 - a. Front yard – ten (10) feet.
 - b. Rear yard – twenty (20) feet, if not abutting a perimeter strip.
 - c. Side yard – seven and one-half (7.5) feet.
 - d. Minimum distance between dwellings – fifteen (15) feet.
 - e. Lot coverage - Not to exceed seventy-five percent (75%).
 3. Minimum dwelling requirements.
 - a. All manufactured homes shall have a gross floor area of at least six hundred (600) square feet.
 - b. Any manufactured home established under this Code shall have been manufactured after June 15, 1976 and bear the Oregon Department of Commerce “Insignia of Compliance” indicating conformance with construction standards promulgated by the U.S. Department of Housing and Urban Development.
 - c. Any manufactured home built before June 15, 1976 may be permitted if the owner obtains certification from the Oregon Department of Commerce that the home conforms with the U.S. Department of Housing and Urban Development construction standards.
 4. Landscaping/open space/recreation areas. All required landscaped areas shall comply with the general landscaping and vision clearance standards of this Code and the City’s Development Standards.
 - a. A minimum of twenty percent (20%) of the manufactured home park area shall be reserved for open space.
 - b. Such open space may include the perimeter setback and buffer area, and improved outdoor recreation facilities.
 - c. Ten percent of the manufactured home park area shall be reserved and developed for common recreation space or structure.
 - d. Streets, access drives, parking lots, and unoccupied portions of manufactured home spaces shall not be considered open space.

5. Public facilities and services.
 - a. All developments are subject to the applicable requirements of the Development Standards and Public Facilities Standards.
 - b. If a manufactured home space or permanent structure in the park is more than five hundred (500) feet from a public fire hydrant, the park shall have water supply mains designed to serve fire hydrants within five hundred (500) feet of such space or structure. Each fire hydrant shall be located along a vehicular way.
6. Mail delivery. Each manufactured home space shall be provided with a mailbox located on each manufactured home space or in a central mail station designed as an integral part of the manufactured home park, or in a stand containing clustered (four or more) mailboxes located near the dwellings being served.
7. Accessory structures. Each manufactured home space shall be provided with an accessory storage building with one hundred (100) square feet of enclosed floor area. All such storage buildings within the park shall be of uniform design and constructed of the same materials. There shall be no outdoor storage of furniture, tools, equipment, building materials, or supplies belonging to the occupants or management of the park.
8. Sidewalks/pedestrian pathways. A system of sidewalks or pathways shall be installed linking all manufactured home spaces, recreation areas, parking lots, and common buildings. This system may consist of conventional sidewalks paralleling the street, or an independent network of pathways. The system shall be linked with the sidewalks along perimeter streets bordering the manufactured home park. Pedestrian pathways and sidewalks shall be paved with a durable all-weather surface no less than four (4) feet in width.
9. Internal circulation system/parking. Internal roads and driveways shall be designed to provide safe and convenient access to manufactured home spaces and other facilities in the manufactured home park for service and emergency vehicles, but shall not be designed to encourage outside traffic to traverse the development.
 - a. All interior roadways shall be designed and constructed in accordance with the standards established by OAR 814-28-060(8) for manufactured home park roads and streets.
 - b. Pavement width. All interior streets shall have a minimum pavement width of twenty-four (24) feet, exclusive of any pedestrian circulation systems.
 - c. Curbs shall be installed on both sides of interior streets if built with a raised crown. If streets are built with an inverted crown, curbs are not required.
 - d. Dead-end (cul-de-sac) streets shall serve no more than eighteen (18) manufactured home sites and have a minimum turning radius of forty (40) feet.
 - e. On-street parking shall be prohibited. Off-street parking and loading facilities shall be provided in accordance with the requirements of Chapter 9 of this Code.

- f. Required resident off-street parking spaces may be provided either on the manufactured home space or in an off-street parking bay within one hundred (100) feet from the dwelling served.
 - g. Guest parking shall be provided in off-street parking bays in close proximity to the dwelling units served.
 - h. Off-street parking shall be provided for all non-residential uses within the manufactured home park at the rate provided for in the City's off-street parking standards. These parking spaces shall be provided within one hundred (100) feet of the non-residential use.
 - i. Recreational vehicles such as camping trailers, boats, campers, motor homes, and other such vehicles shall be parked or stored within an area specifically designated for such use and enclosed by a six (6)-foot high sight-obscuring wooden fence or decorative masonry wall with a gate.
 - j. Off-street loading bays and maneuvering areas shall be provided for all uses receiving delivery vehicles on a regular basis in conformance with City standards.
10. Signs. Park identification signs shall comply with the City sign regulations. In addition, the following standards apply:
- a. Each manufactured home park shall provide one (1) sign immediately inside the main entrance identifying the location of all interior streets and drives, visitor parking areas, storage areas, all manufactured home sites by number, and all other buildings and structures within the park, provided that the face of the sign does not exceed City standards, and is either backlighted or indirectly lighted.
 - b. Each manufactured home site shall have a sign not larger than one (1) square foot identifying the number of each manufactured home site.
 - c. Traffic control signs shall be installed as required by the City or other governmental agency.
 - d. Lighting, utility system, decks, play areas, park sanitation, and maintenance. Requirements not specified within this Section shall be those specified in OAR 814-23 and 814-28.

F. Manufactured Home Installation Standards.

1. Prior to the occupancy of any manufactured home space, the owner of the manufactured home park shall obtain a certificate of occupancy from the City.
2. Wheels shall be removed from the manufactured home upon placement within a manufactured home park. Hubs and axles may remain.
3. All manufactured homes shall be skirted and tied down in accordance with state standards.

- G. **Manufactured Home Park Maintenance.** The manufactured home park shall be maintained in a neat appearance at all times. Except for fully functioning vehicles, there shall be no outside storage of materials or equipment belonging to the park or to any guest of the park. All approved on-site improvements shall be the ongoing responsibility of the owner of the park. The owner shall be responsible for the maintenance of all landscaping which shall be maintained in good condition in order to present a healthy, neat, and orderly appearance that is free of refuse and debris.

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8.165 Manufactured Home Dwellings

- A. Purpose. This Section establishes standards for manufactured homes, whether located on separate lots or within manufactured housing parks, to assure compatibility with other site built structures.
- B. Manufactured homes shall comply with the following standards:
1. Be multi-sectional and enclose a space of not less than one thousand (1,000) square feet.
 2. Foundations for manufactured homes shall comply with current Oregon Administrative Rules regulations. Homes shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not less than eight (8) inches nor more than twelve (12) inches above grade. If the manufactured home is placed on a basement, the twelve (12) -inch limitation shall not apply.
 3. The manufactured home shall have a pitched roof. The minimum slope shall be not less than a nominal three (3) feet in height for each twelve (12) feet in width.
 4. The manufactured home shall have exterior siding and roofing which in color, material, and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community, or which is comparable to the predominant materials used on surrounding dwellings as determined by the Director.
 5. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required for single-family dwellings constructed under the State Code as defined in ORS 455.010.
 6. The manufactured dwelling shall have a garage constructed of like materials, where such is consistent with the predominant construction of immediately surrounding dwellings.
 7. The towing tongue, axles, wheels, and traveling lights shall be removed from the manufactured home when installed or within thirty (30) days of delivery to site.
 8. The manufactured home shall not be sited adjacent to any structure listed on the Register of Historic Landmarks and Districts, or a structure designated Community Resource (CR), by the City.
 9. The manufactured home shall be connected to the City's public water supply and public sewer unless otherwise permitted by law.
 10. If the manufactured home is removed from its foundation, the owner shall either replace the manufactured home with another approved manufactured home, or remove the foundation, manufactured home accessory structures, and other structures on the property and disconnect sewer, water, and other utilities within thirty (30) days. If the owner fails to perform the work within thirty (30) days, the City may make the removal and disconnection and place a lien against the property for the cost of the work.

8.170 Accessory Dwelling Units

- A. Purpose. This Section provides standards for the establishment of an accessory dwelling unit as defined in Section 1.020 of this Code in relation to a primary single-family dwelling. This Section is intended to enable a unit to be a complete, independent living facility with provisions within the unit for a separate kitchen, bathroom, and sleeping area.
- B. Review Procedures.
1. Accessory dwelling units that are considered interior conversions of existing space or are attached to the primary dwelling as a physical addition shall be considered through a Type I review procedure in accordance with Section 6.900 of this Code.
 2. Accessory dwelling units that are detached from the primary dwelling shall be considered through a Type II review procedure in accordance with Section 6.900 of this Code.
- C. Number of Units. A maximum of two (2) accessory dwelling units are allowed per legal primary dwelling, provided that one (1) unit is either an interior conversion or attached to the primary dwelling and the other unit is detached from the primary dwelling.
- D. Development Standards.
1. All accessory dwelling units shall comply with the primary dwelling's building setbacks and height standards of the underlying zoning district and overlay district, if applicable.
 2. Accessory dwelling units shall not exceed eight hundred (800) square feet in area or fifty percent (50%) of the primary dwelling's floor area, whichever is smaller. For interior conversions only, accessory dwelling units that result from conversion of a floor may occupy the entire floor area, even if that area exceeds eight hundred (800) square feet.
 3. Detached units shall be positioned within the side or rear yards of the primary dwelling.
 4. Detached units may not exceed the height of primary dwelling.
 5. Attached units shall utilize the same paint color as the primary dwelling. Attached units shall utilize the same exterior materials and roofing materials as the primary dwelling, except in instances where the primary dwelling has an exterior or roofing constructed with non-fire resistant materials. In such situations, the applicant may elect to utilize fire-resistant materials to construct attached units.
 6. All accessory dwelling units shall meet all applicable health, fire, and building codes.

8.180 Shared Dwellings

Shared Dwelling units as defined in Section 1.020 of this Code are intended to be a flexible housing arrangement that typically have less impact on surrounding properties than typical housing arrangements that provide a similar number of units. As a result, consideration is given in the following standards to provide flexibility:

- A. The maximum number of units allowed in a shared housing facility shall be fifty percent (50%) above the standard density of the underlying zoning district.
- B. Social and recreational space shall be provided at a minimum of fifteen (15) square feet per occupant, based on one person per bedroom.
- C. General storage area spaces at a minimum of ten (10) square feet within each unit, not including regular kitchen, bedroom, and linen storage.
- D. Laundry facilities shall be provided either in each unit or in an accessible space within the shared housing facility.

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8.200 MIXED-USE STANDARDS**8.210 Standards in the MU-1 (Downtown Mixed-Use) Zoning District**

Reserved.

8.220 Standards in the MU-2 (General Mixed-Use) Zoning District

Reserved.

8.230 Standards in the MU-3 (Urban Mixed-Use) Zoning District

- A. Middle housing dwelling units shall have a minimum building height of 25 feet.
- B. Accessory dwelling units shall either be attached to the primary dwelling or interior conversions of existing space.
- C. General retail uses above fifteen thousand (15,000) square feet of gross floor area shall be subject to a Type III site development review.
- D. Office uses.
 - 1. Office uses fifteen thousand (15,000) square feet or less of gross floor area shall be located within a multi-story structure unless the office space is temporary in nature or an accessory or incidental use to a primary land use.
 - 2. Office uses above fifteen thousand (15,000) square feet or greater shall be subject to a Type III site development review.
- E. Restaurants containing a drive-thru or similar set-up for food pick-up shall have adjacent dining facilities and be located within eight hundred (800) linear feet of the 257th Avenue right-of-way.
- F. Financial institutions with a drive-thru ATM or similar set-up for transactions shall have adjacent offices or public-facing services related to that use.
- G. Personal services uses above fifteen thousand (15,000) square feet of gross floor area shall be subject to a Type III site development review.
- H. Live-Work units are required to be multi-story structures.

8.240 Standards for All Other Mixed-Use Development

Reserved.

8.300 COMMERCIAL STANDARDS

Reserved.

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8.400 INDUSTRIAL STANDARDS

Reserved.

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8.500 OTHER STANDARDS

8.510 257th Avenue Corridor Standards

- E. Purpose. The purpose of these development standards is to enhance the streetscape associated with 257th Avenue. Currently, 257th Avenue creates a tunnel-like effect as a result of sound walls and fences adjacent to the sidewalk. The location of the sidewalk immediately next to the street puts pedestrians in close proximity to high-volume, high-speed traffic without any landscape buffer. These development standards are intended to promote more pedestrian-friendly site designs by providing a more comfortable street environment for pedestrians.
- F. Applicability. These development standards apply to new development of properties abutting 257th Avenue between Stark Street and Sturges Drive/Cherry Park Road (North) which meet any of the following criteria:
1. Any vacant property.
 2. Redevelopment of any commercial or apartment site that expands the building footprint of an existing structure.
 3. Any underdeveloped site that undergoes development to a more intensive use (i.e., single-family dwelling to duplex).
- G. Standards. In addition to any other standard of this title applicable to the development, the following standards shall also apply:
1. The sidewalk on 257th Avenue shall be a minimum of nine (9) feet wide.
 2. A minimum area of five (5) feet in width adjacent to the sidewalk must be landscaped.
 3. Fences along 257th Drive must be set back a minimum of five (5) feet from the back of the sidewalk.
 4. Within the required building setback area along 257th Avenue, the maximum height of a fence or berm, or the combined height of both when a fence is placed upon a berm, shall be forty-two (42) inches.
 5. Sight-obscuring hedges or landscaping shall not exceed a height of forty-two (42) inches from ground level. Trees separated by at least fifteen (15) feet are not subject to a height limitation.
 6. Street trees shall be planted in sidewalk tree wells meeting City specifications and spaced every forty (40) feet. The developer of the property shall be responsible for planting tree varieties approved by the City, or in lieu of the developer planting the street trees, the developer of the property may pay an assessment to the City to provide for street tree planting.

TDC 6.11020 – Required Findings for Text Amendments**A. The proposed change to the Development Code does not conflict with applicable Comprehensive Land Use Plan goals or policies.**

The amendment proposed is consistent with Comprehensive Land Use Plan.

The most obvious consistency is with Goal 10 – Housing, in which the Housing Needs Analysis serves as the de facto housing policy document of the City. The HNA was adopted in 2021 and had already made presumptions and accommodations to prepare for the requirements of House Bill 2001. The HNA also contained a buildable lands inventory (BLI) and housing production strategy, both of which demonstrate that existing zoning had sufficient capacity to handle required housing. The extension of middle housing allowances into historically single-family residential areas provides further flexibilities and avenues to achieve the housing production goal. Furthermore, it provides additional opportunities to further diversify the housing stock in Troutdale, though it should be stated that middle housing typologies have historically been and continue to be produced in this community, especially townhouse development as of late.

Under the broader general goals and objectives of the Plan, goal 3 references efforts to “bring about a general increase in population density throughout the community in order to facilitate the efficient use of [public facilities and services]”. Middle housing can encourage a more efficient utilization of public facilities and services, provided that it is demonstrated that there is sufficient capacity for most of these typologies.

There is further consistency with Goal 2 – Land Use, although changes to state law have begun to outpace most jurisdictions’ definitions, intentions, and goals for land use classifications. That being stated, there is no contradictory language contained within the specific land use designations for Low-Density or Medium-Density Residential that actively discourages the development of middle housing, whereas there are such discouragements given toward most types of commercial development.

Under the broader residential land use category, the Comprehensive Land Use Plan states that the City should “provide opportunity for families and individuals of all ages and income levels to have a choice of housing density, type and cost” as a general objective. The proposed amendment is within the spirit and intent by providing the allowance of middle housing development with reasonable dimensional, development and design standards to occur throughout most residentially zoned areas of the city where they were partially or fully restricted in the past, provided there is sufficient capacity in infrastructure and public facilities.

Lastly, the proposed amendment also calls for the renaming of most residential zoning districts, and the new names are an accurate reflection of the broader land use classifications that exist. For instance, R-20, R-10, and R-7 single family residential zones are proposed to be renamed as Low Density Residential 1 & 2, which underscores the consistency with the Comprehensive Land Use Plan.

The criterion is met.

B. The proposed change is consistent with the applicable Statewide Planning Goals.

The proposed amendment has been evaluated by the Department of Land Conservation and Development and has been amended accordingly from its initial version for consistency with state law and adopted rules. A significant component of this amendment contains provisions that were adopted from the state model code, which has been scrutinized through the lens of statewide planning goals during the rulemaking process and model code development. Any additional city-proposed changes within this amendment were largely based upon how the code is structured and to improve readability and reduce the possibility for conflicting standards.

Goal 10 is the statewide planning goal associated with housing. Cities produce Housing Needs Analysis (HNA) on a semi-regular basis to determine that housing policies and resulting regulatory controls (zoning, financial, or otherwise) are in line with expected growth over a 20 year period. Troutdale’s most recent HNA was adopted by the City Council and acknowledged by DLCD in 2021.

The HNA predicted a need of 720 additional housing units between 2020 and 2040 to accommodate household growth from 5,824 households to 6,544 households. (Troutdale HNA Chapter 5, page 82). The HNA found in 2013-2017 that townhouse development constituted about 6 percent of the city’s housing allocation and other middle housing typologies constituted about 4 percent of the city’s housing allocation. (Troutdale HNA, Chapter 5, page 83)

In presuming the forecast for needed housing over the next 20 years, the HNA found that about 15 percent of new housing would be townhouse development and about 17 percent of new housing would be duplexes, triplexes, or quadplexes. (Troutdale HNA, Chapter 5, page 84 and Exhibit 81). This estimation of middle housing development is consistent with the requirements of OAR 660-007.

Variable	Mix of New Dwelling Units (2020-2040)
Needed new dwelling units (2020-2040)	720
Dwelling units by structure type	
Single-family detached	
Percent single-family detached DU	50%
equals Total new single-family detached DU	360
Single-family attached	
Percent single-family attached DU	15%
equals Total new single-family attached DU	108
Duplex, Triplex, Quadplex	
Percent duplex, triplex, quadplex	17%
Total new duplex, triplex, quadplex	122
Multifamily (5+ units)	
Percent multifamily (5+ units)	18%
Total new multifamily (5+ units)	130
equals Total new dwelling units (2020-2040)	720

The City has already seen increased interest and activity of townhouse development, with close to 100 units currently permitted and in various stages of permit review or construction. An additional 20 townhouse units are in a pre-application stage for consideration, of which five units are under consideration in a zoning district that currently would not allow townhouse development. Together, 120 townhouse units would already exceed the city’s required allotment. By further opening up additional residentially zoned properties, the city will not only comfortably meet its expectations for middle housing development, but also stands to exceed its minimum required projections, particularly for townhouse development. Cottage cluster housing in particular holds appeal for select properties across the city where natural constraints or conditions have historically made single-family subdivision

development difficult. This will increase the ability for infill opportunities that are respectful of the land and provide different housing options for more of the city's population.

The City can also utilize a provision to consider a one percent increase in infill locations and three percent increase in new developed areas not currently constructed, suggesting an additional 8 and 24 units could be considered beyond the 720 units required.

The one deviation that from the model code that the City is advancing is with regards to the number of design features that have to be included with townhouse design, where the model code states that at least one design feature must be provided. The City's proposed language would require two design features. The City finds that in spite of the increase, there is still consistency with the general spirit and intent of the standard from the model code, which is that middle housing development shall not have standards that go above beyond the allowances and standards required for single-family detached residential dwellings. For single-family detached dwellings, the city requires up to six out of twelve potential design features that single-family homes must include in their design. Even with the increase of having two required features rather than one, the heightened standard still remains less of a requirement (or burden) than that what is required of a single-family home.

The criterion is met.

C. The proposed change is consistent with the applicable provisions of Metro Code.

There are no specific standards in Metro Code that would apply to the proposed amendments. However, the general 2040 Growth Concept for the region indicates the establishment of town center districts, of which Troutdale has one of the designated regional town centers. The amendments are allowing for the establishment of all middle housing typologies in the medium density residential zoning district (currently R-5 and R-4) within the Town Center overlay district. The state law requires that Troutdale follow the "large cities" model code due to its size and location within the Metro Urban Growth Boundary, but that standard was established by the state; not Metro. **The criterion is met.**

D. Public need is best satisfied by this particular change.

House Bill 2001 was passed by the Oregon Legislature and signed by Governor Brown in 2019. The law applies broadly across the state and to the metropolitan region in particular, as Troutdale is considered a "large city" with regards to the requirements for code changes. Although there have been local disagreements about the need and extent of this law, there has been no legal challenge that has required the law to be rescinded and scaled back. Therefore it can be legally determined that this law is satisfying public need as it was adopted by the representatives of the public – the legislature.

All local jurisdictions in Oregon have an obligation to fulfill needed housing requirements that are specified in Goal 10 of the statewide planning goals and that are more detailed in respective housing needs analyses, which are a component of comprehensive land use planning. The increased allowances of middle housing in residential zoning districts offers additional opportunities for the city

of Troutdale to adequately meet its housing production goals, which are already more than halfway met since the adoption of the Housing Needs Analysis in 2021. Furthermore, middle housing typologies by nature of their size and scale may often provide a pathway to housing and homeownership at a lower cost to tenants and buyers, which better balances the supply and demand of housing across the board.

Finally, approving this local amendment provides an element of local control and avoids the inefficiency of cycling between the local code and the state's model code, which would regulate middle housing standards in the event a locally written and acknowledged development code amendment is not adopted. The amendments as proposed are situated in the code that makes the code easier to read, comprehend, and interpret. **The criterion is met.**

E. The change will not adversely affect the health, safety, and welfare of the community.

It is not expected that there are health or safety concerns that would be caused by this proposal. With regards to the restructuring of the code, there are no expected adverse impacts to the health, safety, or welfare of the community.

With regards to the incorporation of middle housing typologies and their requisite dimensional, development, and design standards, there is an acknowledged larger concern from the community at large about potential adverse impacts. These concerns are typically focused on the carrying capacity of a property or a neighborhood to accommodate the potential of a denser housing typology being built, which could stress utility systems or change neighborhood characteristics. Further concerns dealt with the perception of a loss of a neighborhood's look and feel, which are subjective traits that cannot be evaluated. With respect to those concerns, there are several considerations to make note of that suggest such changes will not have an adverse effect on the general welfare of Troutdale.

One of the critical aspects of welfare is the ability to develop and retain a sufficient housing inventory and housing opportunities that allow for a multitude of people of all ages, incomes, households, and physical requirements to find suitable housing. The statewide passage of House Bill 2001 amplified the general statewide planning goals related to land use (Goal 2) and housing (Goal 10), which requires cities to maintain an adequate supply of housing and to commit to housing production goals that are consistent with expected growth and development. Efficient use of land also translates to creative use of land in situations where larger public need is identified. In the case of House Bill 2001, it has been determined that historic land development patterns of exclusive or near-exclusive single-family zoning districts has had historical and current consequences that have contributed to shortages in housing, particularly in affordability and typology.

Although seen as a current-day fix based on modern research, the goals of House Bill 2001 – to allow and encourage middle housing development – is actually one with historical precedent. In the 1910s, cities on the west coast were bursting at the seams to welcome an influx of new arrivals, so many single-family homes were converted to middle-housing typologies and infill lots were often allowing middle housing typologies to be built interspersed with single-family homes. In the 1930s during the

Great Depression, many single-family homes were converted to duplex, triplex, or quadplex arrangements for the sake of affordability, many of which returned to single-family usage decades later. True Euclidean-based single-family zoning did not truly emerge as a suburban development pattern until postwar development patterns in the 1940s and 1950s.

It is acknowledged that the majority of Troutdale's housing stock was developed since 1970 and was done so with a development pattern that is suburban in nature and in terms of utility capacity. However, history has demonstrated before that the ability to densify a house, a lot, or a neighborhood may not necessarily have adverse impacts to residential neighborhoods, particularly for property values. Ultimately, the allowances of middle housing typologies legally introduces the possibility of additional residential uses to established residential areas. Furthermore, nothing in the amendment – nor in state law-eliminates the possibility of building (or re-building) single-family detached structures.

While the code may be loosening its land use allowances, such loosening does not govern nor dictate market demands or trends. Troutdale still is seen as a suburban community and many developers will likely still wish to develop single-family detached homes where available and practical from a market demand aspect. Furthermore, required analysis to ensure that sufficient infrastructure capacity exists may reduce the risk of tear-down development of older or dilapidated existing single family homes.

Troutdale should also not fear middle-housing as a concept as the city has numerous historic and recent examples of middle housing typologies that are adjacent to (and incorporated within) larger neighborhoods that most people consider to be single-family residential areas.

Lastly, Troutdale has in recent years taken significant steps towards meeting its housing production goals as outlined in the adopted Housing Needs Analysis from 2021. Townhouse development in particular has recently been popular, with over 100 units having been approved in the past three years. Such development allows for an efficient land development pattern, particularly in the Town Center District and has gone a long way in helping the City meet its housing production goal.

As a result, **the criterion is met.**