

TABLE OF CONTENTS

ARTICLE 1 USING THE COMMUNITY DEVELOPMENT CODE

| | |
|--|----------|
| 1.0100 How to Use the Community Development Code | [1.00]-1 |
|--|----------|

ARTICLE 2 INTRODUCTORY PROVISIONS

General

| | |
|---|----------|
| 2.0001 Title and Code Designation | [2.00]-1 |
| 2.0002 Publication | [2.00]-1 |
| 2.0003 Purpose | [2.00]-1 |
| 2.0004 Scope and Compliance..... | [2.00]-2 |
| 2.0005 Conditions..... | [2.00]-2 |
| 2.0006 Interpretation | [2.00]-2 |
| 2.0007 Severability | [2.00]-3 |
| 2.0008 Abatement and Penalty | [2.00]-3 |
| 2.0009 Fees and Deposits | [2.00]-3 |

ARTICLE 3 GENERAL TERMS

SECTION 3.0100 DEFINITIONS

| | |
|--|-----------|
| 3.0101 General Provisions | [3.01]-1 |
| 3.0102 List of Terms..... | [3.01]-1 |
| 3.0103 General Terms and Definitions..... | [3.01]-9 |
| 3.0120 Article 5 Terms and Definitions | [3.01]-51 |
| 3.0140 Renewable Energy Related Terms and Definitions | [3.01]-56 |
| 3.0150 Tree Related Terms and Definitions | [3.01]-57 |
| 3.0160 Temporary, Intermittent and Interim Uses Terms and Definitions..... | [3.01]-58 |

SECTION 3.0200 LAND USE CLASSIFICATIONS

| | |
|---|-----------------|
| 3.0201 Purpose | [3.02]-2 |
| 3.0202 How to Use the Classification System | [3.02]-3 |
| 3.0203 General..... | [3.02]-3 |
| 3.0204 Classifying a Use..... | [3.02]-3 |
| 3.0205 Multiple Primary Uses | [3.02]-4 |
| 3.0206 Determination of Similar Use | [3.02]-4 |
| 3.0210 Residential Classifications | [3.02]-5 |
| 3.0211 Single Detached Dwelling | [3.02]-5 |
| 3.0212 Duplex | [3.02]-5 |

3.0213 Triplex[3.02]-5

3.0214 Quadplex.....[3.02]-6

3.0215 Townhouse[3.02]-6

3.0216 Cottage Cluster[3.02]-6

3.0217 Multifamily.....[3.02]-7

3.0218 Elderly Housing[3.02]-7

3.0219 Manufactured Dwelling Park[3.02]-8

3.0220 Residential Facility[3.02]-8

3.0221 Residential Home[3.02]-9

3.0222 Affordable Housing[3.02]-9

3.0230 Commercial Classifications.....[3.02]-12

3.0231 Auto-Dependent Use [3.02]-12

3.0232 Business and Retail Service and Trade [3.02]-12

3.0233 Clinics [3.02]-13

3.0234 Commercial Parking [3.02]-13

3.0235 Daycare Facilities [3.02]-13

3.0236 Live-Work..... [3.02]-14

3.0237 Major Event Entertainment..... [3.02]-14

3.0238 Mini-Storage Facilities [3.02]-15

3.0239 Outdoor Commercial [3.02]-15

3.0250 Industrial Classifications.....[3.02]-15

3.0251 Construction [3.02]-15

3.0252 Exclusive Heavy Industrial [3.02]-15

3.0253 Industrial Office [3.02]-16

3.0254 Information Services [3.02]-16

3.0255 Manufacturing [3.02]-16

3.0256 Miscellaneous Industrial [3.02]-17

3.0257 Trade Schools [3.02]-17

3.0258 Transportation/Distribution [3.02]-17

3.0259 Warehousing/Storage [3.02]-18

3.0260 Waste Management[3.02]-18

3.0261 Wholesale Trade [3.02]-18

3.0270 Institutional Classifications[3.02]-19

3.0271 Civic Uses [3.02]-19

3.0272 Community Services [3.02]-19

3.0273 Medical [3.02]-19

3.0274 Parks, Open Spaces and Trails [3.02]-20

3.0275 Religious Institutions [3.02]-20

3.0276 Schools [3.02]-20

3.0280 Renewable Energy[3.02]-21

3.0281 Solar Energy Systems [3.02]-21

3.0282 Wind Energy Systems [3.02]-21

3.0283 Biomass Energy Systems [3.02]-21

3.0284 Geothermal Energy Systems [3.02]-22

3.0285 Micro-Hydro Energy Systems [3.02]-22

3.0290 Other Classifications[3.02]-23

3.0291 Basic Utilities [3.02]-23

3.0292 Heliport Facilities [3.02]-23

3.0293 Wireless Communication Facilities [3.02]-23

ARTICLE 4 LAND USE DISTRICTS AND PLAN DISTRICTS

SECTION 4.0100 RESIDENTIAL LAND USE DISTRICTS

General

4.0101 Purpose[4.01]-2

Land Use District Characteristics

4.0110 Low Density Residential-5 (LDR-5)[4.01]-2

4.0111 Low Density Residential-7 (LDR-7)[4.01]-2

4.0112 Transit Low Density Residential (TLDR)[4.01]-2

4.0113 Transition Residential (TR)[4.01]-3

4.0114 Moderate Density Residential-12 (MDR-12)[4.01]-3

4.0115 Moderate Density Residential-24 (MDR-24)[4.01]-3

4.0116 Office/Residential District (OFR)[4.01]-3

Permitted Uses

4.0120 Permitted Uses[4.01]-3

Land Use District Standards

4.0130 Residential Land Use District Standards[4.01]-6

4.0132 Additional Standards for the LDR-5, LDR-7, TR, and TLDR Districts [4.01]-14

4.0133 Standards for Residential Districts Other than LDR-5, LDR-7, TLDR, and TR [4.01]-14

4.0134 Single Detached Dwelling and Middle Housing Construction on a Lot [4.01]-14

4.0135 Manufactured Dwelling Requirements [4.01]-15

4.0136 Flag Lot Standards for LDR-5, LDR-7, TLDR, and TR [4.01]-15

4.0137 Large Lot Subdivision Option for LDR-5 and LDR-7 [4.01]-17

4.0140 Solar Energy Standards for Residential Districts [4.01]-18
 4.0141 Wind Energy Standards for Residential Districts [4.01]-18
 4.0142 Biomass Energy Standards for Residential Districts [4.01]-19
 4.0143 Geothermal Energy Standards for Residential Districts [4.01]-20
 4.0144 Micro-Hydro Energy Standards for Residential Districts [4.01]-20
4.0150 Poultry, Livestock and Beekeeping [4.01]-21

SECTION 4.0200 COMMERCIAL LAND USE DISTRICTS

General

4.0201 Purpose[4.02]-1

Land Use District Characteristics

4.0210 Neighborhood Commercial District (NC)[4.02]-1
 4.0212 Central Rockwood and Corridor Districts[4.02]-1

Permitted Uses

4.0220 Permitted Uses[4.02]-2

Commercial Land Use District Standards

4.0230 Commercial Land Use District Standards[4.02]-4
 4.0231 Additional Commercial Land Use District Standards[4.02]-5
 4.0232 Solar Energy Standards for Commercial Districts[4.02]-5
 4.0233 Wind Energy Standards for Commercial Districts[4.02]-5
 4.2034 Biomass Energy Standards for Commercial Districts[4.02]-6
 4.0235 Geothermal Energy Standards for Commercial Districts[4.02]-6
 4.2036 Micro-Hydro Energy Standards for Commercial Districts[4.02]-6

SECTION 4.0300 INDUSTRIAL LAND USE DISTRICTS

General Provisions

4.0301 Purpose[4.03]-1

Industrial Land Use Districts Characteristics

4.0310 Heavy Industrial (HI)[4.03]-1
 4.0311 General Industrial (GI)[4.03]-1

Permitted Uses

4.0320 Permitted Uses[4.03]-2

Development Standards

4.0330 Development Standards Table[4.03]-5

4.0331 Additional Industrial District Standards[4.03]-6

4.0332 Solar Energy Standards for Industrial Districts[4.03]-7

4.0333 Wind Energy Standards for Industrial Districts[4.03]-8

4.0334 Biomass Energy Standards for Industrial Districts[4.03]-8

4.0335 Geothermal Energy Standards for Industrial Districts[4.03]-8

4.0336 Micro-Hydro Energy Standards for Industrial Districts[4.03]-8

4.0341 Stormwater Green Development Practices[4.03]-9

SECTION 4.0400 CORRIDOR DISTRICTS

General

4.0401 Purpose[4.04]-1

Corridor District Characteristics

4.0410 Rockwood Town Center (RTC)[4.04]-2

4.0411 Station Centers (SC)[4.04]-2

4.0412 Corridor Multifamily (CMF)[4.04]-2

4.0413 Corridor Mixed Use (CMU)[4.04]-3

4.0414 Community Commercial (CC)[4.04]-3

4.0415 Moderate Commercial (MC)[4.04]-3

Permitted Land Uses

4.0420 Permitted Land Uses[4.04]-3

Corridor District Standards

4.0430 Development Standards[4.04]-6

4.0431 Lot Size and Dimensions [4.04]-11

4.0432 Floor Area Ratio [4.04]-12

4.0433 Setbacks [4.04]-12

4.0434 Building Height [4.04]-13

4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts [4.04]-13

4.0436 Commercial Uses [4.04]-13

4.0437 Outdoor Commercial Uses [4.04]-13

**4.0440 Off-Street Parking for Townhouses in the Rockwood Town Center, Station Center,
and Station Center (Ruby Junction Overlay) Districts.....[4.04]-14**

4.0441 Public Facilities and Supplementary Requirements [4.04]-14

4.0442 Solar Energy Standards for Corridor Districts [4.04]-14
 4.0443 Wind Energy Standards for Corridor Districts [4.04]-15
 4.0444 Biomass Energy Standards for Corridor Districts [4.04]-16
 4.0445 Geothermal Energy Standards for Corridor Districts [4.04]-16
 4.0446 Micro-Hydro Energy Standards for Corridor Districts [4.04]-16

SECTION 4.1000 PLAN DISTRICTS

General

4.1000 Enabling Legislation[4.10]-1

SECTION 4.1100 DOWNTOWN PLAN DISTRICT

General

4.1101 Purpose[4.11]-3

Approval Criteria and Standards

4.1102 Downtown Design Principles[4.11]-6

Downtown Sub-Districts Characteristics

4.1109 Downtown Sub-Districts[4.11]-7
 4.1110 Downtown Commercial Core (DCC)[4.11]-8
 4.1111 Downtown Mixed Use (DMU)[4.11]-8
 4.1112 Downtown Transit Mid-Rise (DTM)[4.11]-8
 4.1113 Downtown Employment Mid-Rise (DEM)[4.11]-8
 4.1114 Downtown Residential Low-Rise-1 (DRL-1)[4.11]-8
 4.1115 Downtown Residential Low-Rise-2 (DRL-2)[4.11]-9
 4.1116 Downtown Commercial Low-Rise (DCL)[4.11]-9
 4.1117 Split-Zoned Development Sites[4.11]-9

4.1120 Permitted Land Uses[4.11]-9

4.1121 Required First-Floor Uses [4.11]-12

4.1130 Downtown Plan Sub-District Standards[4.11]-13

4.1131 Bonus Elements [4.11]-18
 4.1132 Limitations on Outdoor Commercial Activity [4.11]-20
 4.1133 Limitations on Drive-Throughs [4.11]-20
 4.1134 Solar Energy Standards for Downtown Districts [4.11]-21
 4.1135 Wind Energy Standards for Downtown Districts [4.11]-21
 4.1136 Biomass Energy Standards for Downtown Districts [4.11]-22
 4.1137 Geothermal Energy Standards for Downtown Districts [4.11]-23
 4.1138 Micro-Hydro Energy Standards for Downtown Districts [4.11]-23

Downtown Street Types

| | |
|--|-----------|
| 4.1140 Street Type Purpose | [4.11]-25 |
| 4.1141 Public Works Standards Coordination | [4.11]-26 |
| 4.1143 Downtown Street Type Standards | [4.11]-28 |

Downtown Design Guidelines and Standards

| | |
|--|-----------|
| 4.1151 Downtown Design Guidelines and Standards: Purpose | [4.11]-45 |
|--|-----------|

SECTION 4.1200 CIVIC NEIGHBORHOOD PLAN DISTRICT**Introduction**

| | |
|----------------------|----------|
| 4.1201 Purpose | [4.12]-2 |
|----------------------|----------|

Civic Neighborhood Design Principles

| | |
|---|----------|
| 4.1210 Civic Neighborhood Design Principles | [4.12]-6 |
|---|----------|

4.1220 Civic Neighborhood Sub-Districts

| | |
|---|----------|
| 4.1221 Civic Neighborhood Sub-Districts Map | [4.12]-7 |
|---|----------|

| | |
|---|----------|
| 4.1222 Civic Neighborhood Residential Mid-Rise (CNRM) | [4.12]-8 |
|---|----------|

| | |
|---|----------|
| 4.1223 Civic Neighborhood Transit Moderate Density (CNTM) | [4.12]-8 |
|---|----------|

| | |
|---|----------|
| 4.1224 Civic Neighborhood Transit High Density (CNTH) | [4.12]-8 |
|---|----------|

| | |
|--|----------|
| 4.1225 Split-Zoned Development Sites | [4.12]-8 |
|--|----------|

| | |
|----------------------------------|----------|
| 4.1226 Permitted Land Uses | [4.12]-9 |
|----------------------------------|----------|

4.1230 Civic Neighborhood Sub-District Standards

| | |
|-------------------------------|-----------|
| 4.1231 Floor Area Ratio | [4.12]-14 |
|-------------------------------|-----------|

| | |
|---|-----------|
| 4.1232 Limitations on Outdoor Commercial Activity | [4.12]-14 |
|---|-----------|

| | |
|---------------------------------|-----------|
| 4.1233 Drive-Through Uses | [4.12]-14 |
|---------------------------------|-----------|

| | |
|--|-----------|
| 4.1234 Solar Energy Standards for Civic Neighborhood Districts | [4.12]-14 |
|--|-----------|

| | |
|---|-----------|
| 4.1235 Wind Energy Standards for Civic Neighborhood Districts | [4.12]-15 |
|---|-----------|

| | |
|--|-----------|
| 4.1236 Biomass Energy Standards for Civic Neighborhood Districts | [4.12]-15 |
|--|-----------|

| | |
|---|-----------|
| 4.1237 Geothermal Energy Standards for Civic Neighborhood Districts | [4.12]-15 |
|---|-----------|

| | |
|--|-----------|
| 4.1238 Micro-Hydro Energy Standards for Civic Neighborhood Districts | [4.12]-15 |
|--|-----------|

4.1240 Civic Neighborhood Streets

| | |
|---|-----------|
| 4.1241 Civic Neighborhood Streets | [4.12]-16 |
|---|-----------|

| | |
|--|-----------|
| 4.1242 Public Works Standards Coordination | [4.12]-16 |
|--|-----------|

| | |
|---|-----------|
| 4.1243 Civic Neighborhood Street Type Standards | [4.12]-17 |
|---|-----------|

4.1250 Civic Neighborhood Design Guidelines and Standards

| | |
|---|-----------|
| 4.1250 Civic Neighborhood Design Guidelines and Standards | [4.12]-28 |
|---|-----------|

SECTION 4.1300 GRESHAM BUTTE PLAN DISTRICT

General

4.1301 Purpose[4.13]-1

Development Standards

4.1310 Types of Development Allowed and Setback Minimum[4.13]-1

4.1311 Density and Average Lot Sizes[4.13]-2

4.1312 Site Development Requirements[4.13]-2

4.1313 Design Standards[4.13]-3

SECTION 4.1400 PLEASANT VALLEY PLAN DISTRICT

General Provisions

4.1401 Purpose[4.14]-3

4.1402 Pleasant Valley Plan District Plan Map[4.14]-3

4.1403 Pleasant Valley Sub-Districts in General[4.14]-4

Pleasant Valley Residential Sub-Districts

Purpose and Characteristics

4.1404 Low-Density Residential – Pleasant Valley (LDR-PV)[4.14]-4

4.1405 Medium-Density Residential – Pleasant Valley (MDR-PV)[4.14]-4

4.1406 High-Density Residential – Pleasant Valley (HDR-PV)[4.14]-5

Permitted Uses

4.1407 Permitted Uses[4.14]-5

Standards

4.1408 Development Standards Table[4.14]-7

4.1409 Building Height and Height Transition Standards [4.14]-12

Pleasant Valley Mixed-Use and Employment Sub-Districts

Purpose and Characteristics

4.1416 Town Center – Pleasant Valley (TC-PV) [4.14]-12

4.1417 Mixed-Use Employment – Pleasant Valley (MUE-PV) [4.14]-14

4.1418 Neighborhood Center – Pleasant Valley (NC-PV) [4.14]-15

4.1419 Employment Center – Pleasant Valley (EC-PV) [4.14]-15

Permitted Uses

4.1420 Permitted Uses [4.14]-15

Standards

4.1421 Development Standards Table [4.14]-18
 4.1422 Minimum Floor Area Ratio [4.14]-20
 4.1423 Setbacks [4.14]-21
 4.1424 Building Height [4.14]-21
 4.1425 Transit Design Criteria and Standards [4.14]-21
 4.1426 Landscaping [4.14]-21
 4.1427 Commercial Uses [4.14]-22
 4.1428 Architectural Design Review [4.14]-22

Pleasant Valley Overlay Sub-Districts

General

4.1460 Overlay Sub-Districts in General [4.14]-24
 4.1461 Sub-Districts Location and Boundaries [4.14]-24

Purpose and Characteristics

4.1462 Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle School Overlay –
 Pleasant Valley (MSO-PV) [4.14]-24
 4.1463 Neighborhood Park Overlay (NPO-PV) [4.14]-25
 4.1464 Community Park Overlay (CPO-PV) [4.14]-25

Pleasant Valley Master Plans

4.1470 Purpose [4.14]-26
 4.1471 Applicability [4.14]-28
 4.1472 Master Plans and Refinements of Sub-District Boundaries [4.14]-28

Standards

4.1473 Level of Detail [4.14]-28
 4.1474 Size of Master Plan [4.14]-28
 4.1475 Neighborhood Design Guidelines [4.14]-29
 4.1476 Housing Variety..... [4.14]-29
 4.1479 Circulation Network [4.14]-30
4.1480 Parks, Open Space, and Natural Areas [4.14]-31
 4.1481 Storm Management, Green Development Practices and Green Streets [4.14]-31
 4.1482 Water and Sanitary Sewer Systems [4.14]-31

Master Plan Procedures

4.1483 Procedures [4.14]-31

4.1484 Approval Criteria [4.14]-31
 4.1485 Duration and Implementation [4.14]-32
 4.1486 City-Initiated Master Plan [4.14]-32

Renewable Energy Standards

4.1487 Solar Energy Standards for Pleasant Valley Districts [4.14]-32
 4.1488 Wind Energy Standards for Pleasant Valley Districts [4.14]-33
 4.1489 Biomass Energy Standards for Pleasant Valley Districts [4.14]-34
 4.1490 Geothermal Energy Standards for Pleasant Valley Districts [4.14]-34
 4.1491 Micro-Hydro Energy Standards for Pleasant Valley Districts [4.14]-35

SECTION 4.1500 SPRINGWATER PLAN DISTRICT

General Provisions

4.1501 Purpose[4.15]-2
 4.1502 Springwater Plan Districts Plan Map[4.15]-3
 4.1503 Springwater Sub-Districts in General[4.15]-3

Springwater Residential Sub-Districts

Purpose and Characteristics

4.1504 Very Low Density Residential – Springwater (VLDR-SW)[4.15]-4
 4.1505 Low Density Residential – Springwater (LDR-SW)[4.15]-4
 4.1506 Townhouse Residential – Springwater (THR-SW)[4.15]-4

Permitted Uses

4.1507 Permitted Uses[4.15]-4

Standards

4.1508 Development Standards Table[4.15]-6
 4.1510 Design Standards[4.15]-9

Springwater Mixed-Use, Employment and Industrial Sub-Districts

Purpose and Characteristics

4.1516 Village Center – Springwater (VC-SW)[4.15]-9
 4.1517 Research/Technology Industrial – Springwater (RTI-SW) [4.15]-10
 4.1518 Industrial – Springwater (IND-SW) [4.15]-10
 4.1519 Neighborhood Commercial (NC-SW) [4.15]-11

Permitted Uses

4.1520 Permitted Uses [4.15]-11

Standards

4.1521 Development Standards Table [4.15]-14
 4.1523 Setbacks [4.15]-15
 4.1524 Building Height [4.15]-15
 4.1525 Pedestrian Design Criteria and Standards [4.15]-16
 4.1526 Landscaping [4.15]-16
 4.1527 Outdoor Commercial and Industrial Uses [4.15]-16
 4.1528 Architectural Design Review [4.15]-16
 4.1529 Public Facilities and Supplementary Requirements [4.15]-18
4.1530 Master Plans [4.15]-18
 4.1531 Purpose [4.15]-18
 4.1532 Applicability [4.15]-18
 4.1533 Level of Detail [4.15]-18
 4.1534 Location of Master Plan [4.15]-19
 4.1535 Buffering and Screening [4.15]-19

Springwater Overlay Sub-Districts

General

4.1560 Overlay Sub-districts in General [4.15]-20
 4.1561 Sub-districts Location and Boundaries [4.15]-20

Purpose and Characteristics

4.1562 Neighborhood Park Overlay [4.15]-20
 4.1563 Community Park Overlay [4.15]-20

Additional Springwater Standards

4.1564 Stormwater Green Development Practices [4.15]-21
 4.1565 Tree Planting Requirements [4.15]-22
 4.1566 Xeriscape Landscaping Requirements [4.15]-23
 4.1567 Lighting Requirements [4.15]-24
 4.1568 Green Building Standards [4.15]-24

Renewable Energy Standards

4.1595 Solar Energy Standards for Springwater Districts [4.15]-25
 4.1596 Wind Energy Standards for Springwater Districts [4.15]-26

4.1597 Biomass Energy Standards for Springwater Districts [4.15]-28
 4.1598 Geothermal Energy Standards for Springwater Districts [4.15]-28
 4.1599 Micro-Hydro Energy Standards for Springwater Districts [4.15]-29

ARTICLE 5 OVERLAY DISTRICTS

SECTION 5.0000 PURPOSE AND AUTHORITY

General

5.0001 Overlay Districts[5.00]-1

SECTION 5.0100 FLOODPLAIN OVERLAY DISTRICT

General

5.0101 Introductory Provisions[5.01]-1
 5.0102 Warning and Disclaimer of Liability[5.01]-1
 5.0103 Interpretation of FIRM Boundaries[5.01]-2
 5.0104 Applicability[5.01]-2

Permitted Uses

5.0110 Permitted Land Uses[5.01]-3

Development Standards

5.0120 Standards for Development in the Floodplain Overlay District[5.01]-3
 5.0121 Floodways[5.01]-5
 5.0122 Coordination With Other Regulatory Agencies[5.01]-6
 5.0123 Information to be Obtained and Maintained[5.01]-6
 5.0124 Alteration of Watercourses[5.01]-7
 5.0125 Flood Management Performance Standards[5.01]-7
 5.0126 Standards for Shallow Flooding Areas (AO Zones)[5.01]-8

SECTION 5.0200 HILLSIDE AND GEOLOGIC RISK OVERLAY (HGRO)

General

5.0201 Purpose[5.02]-1
 5.0202 Coordination with Other Regulations[5.02]-2
 5.0203 Applicability[5.02]-2
 5.0204 Prohibitions[5.02]-3
 5.0205 Exempt Uses and Activities[5.02]-3
 5.0206 Permit Required[5.02]-4
 5.0207 HGRO Application Requirements[5.02]-4

Standards

5.0208 Tree and Vegetation Standards within the Hillside and Geologic Risk Overlay (HGRO) ...[5.02]-7

5.0209 General Standards for Development within the Hillside and Geologic Risk Overlay (HGRO) [5.02]-10

5.0210 Standards for Specific Development Types within the Hillside and Geologic Risk Overlay (HGRO) [5.02]-11

5.0211 Additional Development Standards for Highly Sloped Subareas (HSS) [5.02]-13

Process

5.0212 Alternate Review [5.02]-14

5.0213 Modification of HGRO Standards [5.02]-16

5.0214 HGRO Mapping Protocols [5.02]-16

5.0215 HGRO Map Administration and Correction [5.02]-17

5.0216 Violations [5.02]-19

SECTION 5.0300 HISTORIC AND CULTURAL LANDMARKS OVERLAY DISTRICT

5.0310 General

5.0311 Purpose[5.03]-1

5.0312 Coordination with Other Regulations[5.03]-2

5.0313 Applicability[5.03]-2

5.0314 Permitted Uses[5.03]-2

5.0320 Identification and Designation

5.0321 Requirements for the Historic Resources Inventory[5.03]-2

5.0322 Designation of Historic and Cultural Landmarks[5.03]-3

5.0323 Change in Status or for Removal of Historic or Cultural Landmark Designation[5.03]-4

5.0324 Historic and Cultural Landmarks List[5.03]-5

5.0330 Development Requirements

5.0331 Non-Conforming Landmark Structures and Signs[5.03]-6

5.0332 Reconstruction of Class 1 Landmarks[5.03]-6

5.0333 Relocation or Exterior Alterations of Landmarks[5.03]-7

5.0334 Demolition of Landmark Buildings[5.03]-7

5.0335 Demolition or Relocation of National Register Resources[5.03]-8

5.0336 Actions Affecting Landmark Objects[5.03]-8

5.0340 Archaeological Resources and Sites North of Interstate 84

5.0341 Purpose[5.03]-9

| | |
|---|----------|
| 5.0342 Sites North of Interstate 84 | [5.03]-9 |
| 5.0343 Protection of Archaeological Resources | [5.03]-9 |

SECTION 5.0500 OPEN SPACE OVERLAY DISTRICT

General

| | |
|--------------------------------------|----------|
| 5.0501 Introductory Provisions | [5.05]-1 |
|--------------------------------------|----------|

Open Space Dedication

| | |
|--|----------|
| 5.0510 Open Space Dedication | [5.05]-1 |
| 5.0511 Public Open Space Criteria | [5.05]-1 |
| 5.0512 Private Open Space Criteria | [5.05]-2 |

Permitted Uses

| | |
|--|----------|
| 5.0520 Permitted Land Uses | [5.05]-2 |
| 5.0521 Residential Density Transfer Credit | [5.05]-3 |

Development Requirements

| | |
|---|----------|
| 5.0530 Site Development Requirements | [5.05]-3 |
| 5.0531 Design Standards and Supplementary Regulations | [5.05]-3 |
| 5.0532 Conservation of Open Space | [5.05]-3 |

SECTION 5.0600 GRESHAM BUTTE SCENIC VIEW OVERLAY DISTRICT

General

| | |
|----------------------------|----------|
| 5.0601 Purpose | [5.06]-1 |
| 5.0602 Applicability | [5.06]-1 |

Development Standards

| | |
|---|----------|
| 5.0603 Permitted Uses | [5.06]-1 |
| 5.0604 Restricted Development Types | [5.06]-2 |

Additional Development Requirements

| | |
|---|----------|
| 5.0605 Additional Standards in the Gresham Butte Scenic View Overlay District | [5.06]-2 |
|---|----------|

Maps

| | |
|--|----------|
| 5.0610 Gresham Butte Scenic Overlay District Map | [5.06]-4 |
|--|----------|

SECTION 5.0700 NATURAL RESOURCE OVERLAY

General

5.0701 Purpose[5.07]-1

5.0702 Coordination with Other Regulations[5.07]-2

5.0703 Applicability[5.07]-2

5.0704 Prohibitions[5.07]-4

5.0705 Exempt Uses and Activities[5.07]-5

5.0706 Permit Required[5.07]-8

5.0707 Application Requirements[5.07]-9

Standards

5.0708 Tree Removal not Associated with Other Development [5.07]-10

5.0709 General Development Standards [5.07]-12

5.0710 Standards for Specific Development Types within a Resource Area [5.07]-15

5.0711 Mitigation Requirements [5.07]-21

Process

5.0712 Alternative Review [5.07]-24

5.0713 Modification of NRO Standards [5.07]-28

5.0714 Mapping Protocols [5.07]-28

5.0715 Map Administration and Correction [5.07]-32

5.0716 Violations [5.07]-34

ARTICLE 6 LAND DIVISIONS

SECTION 6.0000 INTRODUCTORY PROVISIONS

General

6.0001 Purpose and Authority[6.00]-1

Lot Design Standards

6.0010 Lot Arrangement[6.00]-2

6.0011 Residential District Lot and Parcel Configuration[6.00]-2

6.0112 Lots in Excessively Sloped Areas[6.00]-2

6.0013 Lot of Record[6.00]-2

6.0014 Land Division with Leftover Parcels[6.00]-2

Condominiums

6.0020 Condominiums[6.00]-4

SECTION 6.0100 LOT LINE ADJUSTMENTS AND LOT CONSOLIDATIONS

General

6.0101 Lot Line Adjustments and Lot Consolidations[6.01]-1

6.0111 Lot Line Adjustment – Final Survey Map[6.01]-1

6.0112 Lot Consolidations[6.01]-1

SECTION 6.0200 PARTITIONS AND SUBDIVISIONS

General

6.0201 Tentative Partition or Subdivision Plan[6.02]-1

Tentative Land Division Approval Criteria

6.0210 Criteria for Approval of Tentative Plan[6.02]-1

6.0211 Phased Subdivision[6.02]-1

6.0212 Duration of Exemption from Subsequently Adopted Land Use Ordinance[6.02]-2

6.0213 Review of Lots not Lawfully Created[6.02]-2

6.0214 Expiration of Partitions and Subdivisions[6.02]-2

SECTION 6.0300 PLANNED DEVELOPMENTS

General

6.0301 Purpose[6.03]-1

6.0302 Applicability[6.03]-1

6.0303 Types of Planned Developments (PDs)[6.03]-2

6.0311 PD Tentative Plan Approval Criteria[6.03]-2

6.0312 Modification of Tentative PD Plan Approval[6.03]-2

Development Standards

6.0320 Site Development Requirements[6.03]-3

6.0321 Exception to Site Development and Zoning Standards[6.03]-3

6.0322 PD Lot Transfer for Sites with Hillside and Geologic Risk Overlay[6.03]-4

6.0324 Open Space Areas[6.03]-5

6.0325 Streets and Access, Public or Private Status[6.03]-6

6.0326 Street Trees[6.03]-6

6.0327 Required Buffers and Transitioning[6.03]-6

6.0328 Final PD Plat[6.03]-7

6.0329 Additional Standards for Large Lot PDs[6.03]-7

SECTION 6.0400 LAND DIVISION FINAL PLAT REQUIREMENTS

General

6.0401 Surveys Required[6.04]-1

6.0403 Partitions and Subdivision – Final Plat[6.04]-1

6.0404 Approval Signatures for Final Subdivision Plat[6.04]-2

6.0405 Approval Signatures for Final Partition Plat[6.04]-2

Approval Timeline

6.0411 Reinstatement of Tentative Plan Approval Status[6.04]-3

6.0412 Effective Date for Final Plat Approval[6.04]-3

SECTION 6.0500 MIDDLE HOUSING LAND DIVISION

6.0501 Purpose[6.05]-1

6.0502 Applicability[6.05]-1

6.0503 Review Criteria and Standards[6.05]-1

6.0504 Procedures[6.05]-3

6.0505 Middle Housing Final Plat[6.05]-6

ARTICLE 7 DESIGN REVIEW

SECTION 7.0000 PURPOSE AND AUTHORITY

7.0001 Purpose[7.00]-1

7.0002 General[7.00]-1

7.0003 Applications[7.00]-2

7.0004 Phased Design Review[7.00]-6

7.0005 Models in the Downtown Plan Area[7.00]-7

SECTION 7.0100 CORRIDOR DESIGN DISTRICT

7.0101 Introduction[7.01]-2

7.0102 Corridor Design District Design Principles[7.01]-5

7.0103 Corridor Design District Design Guidelines and Standards[7.01]-7

SECTION 7.0200 GENERAL DESIGN STANDARDS

7.0210 Transit and Pedestrian Design Criteria and Standards[7.02]-1

7.0212 Standards for New Solid Waste and Recycling Collection Areas for Multifamily,
Commercial, Industrial, and Institutional Development[7.02]-6

7.0220 Optional Improvements with Design Review[7.02]-8

7.0221 Landscaping Installation[7.02]-8

| | |
|---|----------|
| 7.0222 Irrigation Provisions | [7.02]-8 |
| 7.0223 Maintenance Responsibility | [7.02]-8 |
| 7.0224 Site Lighting | [7.02]-9 |

SECTION 7.0300 COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL DESIGN STANDARDS

| | |
|---|----------|
| 7.0310 Commercial (except those in a Design District), Institutional, and Mixed Use Developments (Non-Residential Component) | [7.03]-1 |
| 7.0230 Industrial Developments | [7.03]-4 |

SECTION 7.0400 RESIDENTIAL DESIGN STANDARDS

| | |
|---|-----------|
| 7.0410 Manufactured Dwelling Park Design Standards | [7.04]-1 |
| 7.0420 Design Standards for Single Detached Dwellings, Duplexes, Triplexes, and Quadplexes | [7.04]-4 |
| 7.0430 Townhouse Design Standards | [7.04]-11 |
| 7.0431 Residential District Townhouse Design Standards | [7.04]-11 |
| 7.0432 Corridor District Townhouse Design Standards | [7.04]-15 |
| 7.0440 Cottage Cluster Design Standards | [7.04]-25 |

SECTION 7.0500 ROCKWOOD DESIGN DISTRICT DESIGN GUIDELINES AND STANDARDS

| | |
|--|----------|
| 7.0501 Introduction | [7.05]-2 |
| 7.0502 Rockwood Design Principles | [7.05]-6 |
| 7.0503 Design Guidelines and Standards | [7.05]-7 |

ARTICLE 8 SPECIAL USES

SECTION 8.0100 SPECIAL USE REVIEW

General

| | |
|--------------------------------|----------|
| 8.0101 Purpose | [8.01]-2 |
| 8.0102 Applicability | [8.01]-2 |
| 8.0103 General Standards | [8.01]-2 |

8.0110 Special Use Review, Type II Procedure

| | |
|---|----------|
| 8.0111 Purpose and Review | [8.01]-3 |
| 8.0112 Applicability of the Type II Procedure | [8.01]-3 |
| 8.0114 Elderly Housing | [8.01]-4 |
| 8.0115 Civic Uses | [8.01]-4 |
| 8.0116 Community Services | [8.01]-4 |
| 8.0117 Parks, Open Spaces, and Trails | [8.01]-4 |

8.0118 Religious Institutions[8.01]-5

8.0119 Schools[8.01]-5

8.0120 Heliports[8.01]-6

8.0121 Major Basic Utilities[8.01]-7

8.0122 Wireless Communications Facilities[8.01]-7

8.0123 Solar Energy Systems[8.01]-8

8.0124 Wind Energy Systems[8.01]-8

8.0125 Biomass Energy Systems[8.01]-9

8.0126 Geothermal Energy Systems[8.01]-9

8.0140 Special Use Review, Type III Procedure

8.0141 Purpose[8.01]-9

8.0142 Applicability of the Type III Procedure [8.01]-10

8.0143 Criteria [8.01]-10

8.0144 Major Event Entertainment [8.01]-10

8.0145 Waste Management [8.01]-10

8.0146 Medical Uses [8.01]-10

8.0147 Parks, Open Spaces, and Trails [8.01]-11

8.0148 Religious Institutions [8.01]-11

8.0149 Schools [8.01]-11

8.0150 Major Basic Utilities [8.01]-11

8.0151 Wireless Communication Facilities in the GBSV District [8.01]-11

8.0160 Modifications of a Special Use [8.01]-12

SECTION 8.0200 EXISTING AND NONCONFORMING USES AND DEVELOPMENT

General

8.0201 Purpose.....[8.02]-1

8.0202 Design Review Standards[8.02]-1

Continuation of Nonconforming Situations

8.0210 Nonconforming Situations[8.02]-2

8.0211 Legal Nonconforming Situations[8.02]-2

Alteration, Enlargement, Expansion, Movement or Replacement of Nonconforming Situations

8.0220 Changes to Nonconforming Uses and Developments[8.02]-3

8.0221 Alteration, Enlargement, Expansion, Movement or Replacement of a Nonconforming Development[8.02]-4

8.0222 Alteration, Enlargement, Expansion, Movement or Replacement of a Nonconforming Use[8.02]-4

Loss of Nonconforming Status

8.0230 Damages to Nonconforming Situations[8.02]-5
8.0231 Discontinuation or Vacation of Nonconforming Situations[8.02]-6

Special Requirements for Nonconforming Uses in Land use Districts

8.0240 Nonconforming Uses in Residential Land Use Districts[8.02]-6

Process For Establishing or Altering Nonconforming Situations

8.0250 Documentation of Existing Conditions and Continuance[8.02]-7
8.0251 Nonconforming Procedures[8.02]-7

SECTION 8.0300 INSTITUTIONAL MASTER PLANS

General

8.0301 Purpose[8.03]-1
8.0302 Applicability[8.03]-1
8.0303 Review of Institutional Master Plans[8.03]-2
8.0304 Submittal Requirements[8.03]-2
8.0305 Duration of Institutional Master Plan Approvals[8.03]-3
8.0306 Review of Subsequent Developments[8.03]-3

Standards

8.0310 Approval Criteria[8.03]-3
8.0311 Subsequent Development Consistency[8.03]-3
8.0312 Institutional Master Plan Limited Review[8.03]-4

ARTICLE 9 COMMON REQUIREMENTS

SECTION 9.0100 BUFFERING AND SCREENING REQUIREMENTS

General

9.0101 Responsibilities[9.01]-1

Buffering and Screening Requirements

9.0110 Buffering and Screening Requirements[9.01]-1
9.0111 Buffer Matrix[9.01]-6

SECTION 9.0200 CLEAR VISION AREA

General

9.0201 Street and Railroad Clear Vision Area[9.02]-1
 9.0202 Driveway Clear Vision Area[9.02]-1

SECTION 9.0300 EASEMENTS

General

9.0301 General Utility Easements[9.03]-1
 9.0303 Conservation Easement[9.03]-1
 9.0304 Open Space Easements[9.03]-1
 9.0305 Utility Easements Owned by the Public[9.03]-1
 9.0307 Private Easements[9.03]-1
 9.0308 Public Access Easement[9.03]-2

SECTION 9.0400 FENCING

General

9.0401 General Provisions[9.04]-1

Specific Fencing Requirements

9.0410 Fencing of Residential Lots[9.04]-1
 9.0411 Residential Subdivision Fencing[9.04]-2
 9.0412 Fencing of Hazardous Areas[9.04]-4

SECTION 9.0500 GRADING AND DRAINAGE AND STORMWATER MANAGEMENT REQUIREMENTS

General

9.0501 Purpose[9.05]-1
 9.0502 Grading and Drainage Plans and Specifications[9.05]-2
 9.0503 Stormwater Report[9.05]-2
 9.0504 Geotechnical Report[9.05]-2
 9.0505 Guarantees for Grading and Drainage[9.05]-2

Design Requirements

9.0510 Design Guidelines for Grading and Drainage Improvements.....[9.05]-3
 9.0511 Cuts[9.05]-3
 9.0512 Fills[9.05]-3
 9.0513 Required Stormwater Facilities[9.05]-3
 9.0514 Erosion Prevention and Sediment Control Measures During Construction[9.05]-4

9.0515 Establishing Protective Vegetative Cover upon Completion of Final Grading[9.05]-4
 9.0516 Certification of Compliance upon Completion of the Project[9.05]-5

Stormwater Management Requirements

9.0520 Applicability[9.05]-5
 9.0521 Data Requirements[9.05]-5
 9.0522 Sites Where it is Infeasible to Install On-Site Stormwater Management Facilities[9.05]-5
 9.0523 Maintenance and Inspection of Private Stormwater Quality Facilities[9.05]-6

SECTION 9.0600 HEIGHT TRANSITION

General

9.0601 Purpose[9.06]-1
 9.0602 Applicability[9.06]-1

Standards

9.0610 Height Transition Standards[9.06]-2

SECTION 9.0700 NEIGHBORHOOD CIRCULATION AND FUTURE STREET PLANS

General

9.0701 Purpose[9.07]-1
 9.0702 Applicability[9.07]-2

Review and Approvals

9.0710 Approval Criteria[9.07]-2
 9.0711 Filing a Future Street Plan[9.07]-2
 9.0712 Compliance with or Revision to Future Street Plans[9.07]-3

Future Street Plans for Plan Districts

9.0720 Downtown Future Street Plan[9.07]-3
 9.0721 Civic Neighborhood Future Street Plan[9.07]-4

Central Rockwood Future Street Plan

9.0730 Purpose[9.07]-4
 9.0731 Future Street Designation on a Development Site[9.07]-5
 9.0732 Requirements of Traffic Analysis[9.07]-5
 9.0733 Dedication of a Future Street[9.07]-5

City Initiated Future Street Plans

9.0740 City Initiated Future Street Plans[9.07]-5

SECTION 9.0800 PARKING

General

9.0801 Purpose[9.08]-2
9.0802 General Provisions[9.08]-2
9.0803 Exceptions[9.08]-2

Parking Lot Plan Submittal Requirements

9.0810 Submittal Requirements[9.08]-3

General Design Standards for Surface Parking Lots

9.0820 General Location for Surface Parking Lots[9.08]-3
9.0822 Surface Parking Lot Design[9.08]-4
9.0823 Landscaping of Parking Lots[9.08]-5
9.0824 Pedestrian Circulation/Walkways[9.08]-7
9.0825 Space and Aisle Standards for Surface Parking Lots[9.08]-7
9.0826 Accessible Parking[9.08]-9
9.0827 Electric Vehicle Charing Units [9.08]-10

Bicycle Parking Standards

9.0830 Bicycle Parking Purpose [9.08]-11
9.0831 Bicycle Parking Standards [9.08]-11
9.0832 Additional Standards for All Bicycle Parking [9.08]-12

Off-Street Loading

9.0840 Off-Street Loading Requirements [9.08]-13

Minimum/Maximum Required Off-Street Parking

9.0850 Minimum and Maximum Required Off-Street Parking – General [9.08]-16
9.0851 Standards for Minimum/Maximum Auto and Bicycle Parking [9.08]-16
9.0852 Plan District Minimums and Maximums [9.08]-23
9.0853 Waivers and Reductions to Minimum Parking Space Standards [9.08]-25
9.0854 Exceptions to Maximum Parking Space Standards [9.08]-26
9.0855 Joint Vehicle Parking Lots [9.08]-26
9.0856 Parking in Mixed Use Projects [9.08]-26
9.0857 Required Carpool and Vanpool Parking [9.08]-27

| | |
|--|-----------|
| 9.0858 Fleet motor Vehicle Parking | [9.08]-27 |
|--|-----------|

Other Public Parking

| | |
|---|-----------|
| 9.0861 Parking Structures | [9.08]-27 |
| 9.0863 MAX Park-and-Ride | [9.08]-30 |
| 9.0864 On-Street Parking | [9.08]-30 |
| 9.0865 Minor Access Street Parking Spaces | [9.08]-30 |

Off-Street Parking for Private Residences

| | |
|---|-----------|
| 9.0870 Off-Street Parking and Driveways for Single Detached Dwellings | [9.08]-30 |
|---|-----------|

SECTION 9.0900 PROJECTIONS

General

| | |
|--|----------|
| 9.0901 Projections Into Required Yards and Above the Maximum Building Height | [9.09]-1 |
|--|----------|

SECTION 9.1000 TREE REGULATIONS

9.1010 General

| | |
|---|----------|
| 9.1011 Purpose | [9.10]-2 |
| 9.1012 Applicability | [9.10]-2 |
| 9.1013 Exemptions | [9.10]-2 |
| 9.1014 Tree Types: Required, Regulated, Significant | [9.10]-3 |

9.1020 Trees: Existing Development

| | |
|---|----------|
| 9.1021 Tree Removal: Existing Development | [9.10]-5 |
| 9.1022 Tree Replacement: Existing Development | [9.10]-6 |

9.1030 Trees: During Development

| | |
|---|-----------|
| 9.1031 Tree Protection: During Development | [9.10]-8 |
| 9.1032 Tree Removal: During Development | [9.10]-10 |
| 9.1033 Tree Replacement: During Development | [9.10]-12 |

9.1040 Tree Planting and Pruning

| | |
|--|-----------|
| 9.1041 Approved Tree List for Required Trees | [9.10]-14 |
| 9.1042 Tree Dimension Standards | [9.10]-14 |
| 9.1043 Pruning of Required and Significant Trees | [9.10]-15 |
| 9.1044 Street Tree Planting: During Development | [9.10]-15 |

9.1050 Significant Trees

9.1051 Purpose [9.10]-17

9.1052 Criteria for Designation of Significant Trees [9.10]-17

9.1053 Procedures for Designating, Maintaining, and De-Listing Significant Trees and Groves [9.10]-17

9.1054 Protection of Significant Trees/Significant Groves: During Development [9.10]-18

9.1055 Pruning of Significant Trees [9.10]-19

9.1056 Removal Of Significant Trees [9.10]-19

9.1057 Significant Tree Education and Promotion [9.10]-20

9.1060 Civic Penalties [9.10]-20

ARTICLE 10 SUPPLEMENTARY DEVELOPMENT REGULATIONS

SECTION 10.0100 ACCESSORY DWELLINGS

General

10.0101 Purpose and Applicability [10.01]-1

Standards

10.0110 Standards [10.01]-1

Process

10.0120 Review Procedures for an Accessory Dwelling [10.01]-3

SECTION 10.0200 RESIDENTIAL ACCESSORY STRUCTURES

General

10.0201 Accessory Structures [10.02]-1

10.0202 Accessory Structure Setbacks [10.02]-1

10.0203 General Standards [10.02]-2

SECTION 10.0400 CONVERSION OF UNITS

10.0410 Conversion of Elderly Housing Units

10.0411 Application [10.04]-1

10.0412 Conversion Criteria [10.04]-1

10.0420 Affordable Housing and Emergency Shelters Converted From Hotels and Motels

10.0421 Applicability [10.04]-1

10.0422 Coordination with Other Regulations..... [10.04]-2

10.0423 Standards [10.04]-2

| | |
|--------------------------|-----------|
| 10.0424 Procedures | [10.04]-2 |
|--------------------------|-----------|

SECTION 10.0500 HOME OCCUPATIONS

| | |
|---|-----------|
| 10.0501 Purpose | [10.05]-1 |
| 10.0502 Home Occupation General Requirements | [10.05]-1 |
| 10.0503 Home Occupation Considerations | [10.05]-2 |
| 10.0505 Performance Standards for a Home Occupation | [10.05]-3 |
| 10.0506 Home Occupation Prohibited Uses | [10.05]-3 |
| 10.0507 Home Occupation Time Limits and Renewal | [10.05]-3 |
| 10.0508 Home Occupation Enforcement and Revocation | [10.05]-4 |
| 10.0509 Variances to Standards | [10.05]-4 |
| 10.0510 Unsubstantiated Complaints | [10.05]-4 |

SECTION 10.0600 WIRELESS COMMUNICATION FACILITIES CO-LOCATION STANDARDS

| | |
|---|-----------|
| 10.0601 Co-Location Standards | [10.06]-1 |
| 10.0602 Request to Modify an Existing and Eligible Wireless Communication Facility..... | [10.06]-1 |

SECTION 10.0700 MINERAL AND AGGREGATE RESOURCE EXTRACTION

General

| | |
|--|-----------|
| 10.0701 Resource Utilization Permits for Mineral and Aggregate Resource Extraction | [10.07]-1 |
| 10.0702 Required Information for Review Purposes | [10.07]-1 |

Standards

| | |
|--|-----------|
| 10.0710 Standards for Mineral and Aggregate Resource Extraction | [10.07]-2 |
| 10.0711 Development Permit Requirements for Resource utilization | [10.07]-2 |

SECTION 10.0900 RENEWABLE ENERGY

Renewable Energy

| | |
|--|-----------|
| 10.0901 Purpose | [10.09]-2 |
| 10.0902 Applicability | [10.09]-2 |
| 10.0903 Development Permit Requirements for Renewable Energy Systems | [10.09]-2 |
| 10.0904 General Standards | [10.09]-2 |

10.0910 Solar Energy Systems

| | |
|---|-----------|
| 10.0911 Solar Energy Systems Scale | [10.09]-3 |
| 10.0912 Solar Energy Systems Type | [10.09]-4 |
| 10.0913 Solar Energy Systems Height | [10.09]-4 |
| 10.0914 Solar Energy Systems Setbacks and Yards | [10.09]-4 |

10.0920 Windy Energy Systems

10.0921 Wind Energy Systems Scale [10.09]-5
10.0922 Wind Energy Systems Type [10.09]-5
10.0923 Wind Energy Systems Height [10.09]-5
10.0924 Wind Energy Systems Setbacks and Yard [10.09]-5
10.0925 Wind Energy Systems Environmental Standards [10.09]-6
10.0926 Wind Energy Systems Safety [10.09]-6
10.0927 Wind Energy Systems Noise Impact [10.09]-6

10.0930 Biomass Energy Systems

10.0931 Biomass Energy Systems Scale [10.09]-6
10.0932 Biomass Energy Systems Type [10.09]-6
10.0933 Biomass Energy Systems Height [10.09]-7
10.0934 Biomass Energy Systems Setbacks and Yards [10.09]-7

10.0940 Geothermal Energy Systems

10.0941 Geothermal Energy Systems Scale [10.09]-7
10.0942 Geothermal Energy Systems Type [10.09]-7
10.0943 Geothermal Energy Systems Height [10.09]-7
10.0944 Geothermal Energy Systems Setbacks and Yards [10.09]-7

10.0950 Micro-Hydro Energy Systems

10.0951 Micro-Hydro Energy Systems Scale [10.09]-7
10.0952 Micro-Hydro Energy Systems Type [10.09]-8
10.0953 Micro-Hydro Energy Systems Height [10.09]-8

SECTION 10.1000 PRIVATE COMMUNICATION FACILITIES

Satellite Receive-Only Antenna

10.1001 Satellite Receive-Only Antenna General Provisions [10.10]-1
10.1002 Satellite Receive-Only Antenna Development Requirements [10.10]-1

Amateur Radio and Citizen Band Antenna

10.1010 Amateur Radio and Citizen Band Antenna General Provisions [10.10]-2
10.1011 Amateur Radio and Citizen Band Antennas Development Requirements [10.10]-2

SECTION 10.1100 SHORELINE HEIGHT STANDARDS**General**

| | |
|---------------------------|-----------|
| 10.1101 Purpose | [10.11]-1 |
| 10.1102 Application | [10.11]-1 |

SECTION 10.1300 TEMPORARY HEALTH HARDSHIP DWELLING**General**

| | |
|-----------------------|-----------|
| 10.1301 Purpose | [10.13]-1 |
|-----------------------|-----------|

Submittal Requirements and Development Standards

| | |
|---|-----------|
| 10.1310 Development Permit for Temporary Health Hardship Dwelling | [10.13]-1 |
| 10.1311 Application | [10.13]-1 |
| 10.1312 Approval Criteria | [10.13]-1 |
| 10.1313 Permit Renewals | [10.13]-2 |
| 10.1314 Removal | [10.13]-2 |
| 10.1315 Guarantee of Removal of Temporary Health Hardship Dwellings | [10.13]-2 |

SECTION 10.1400 TEMPORARY, INTERMITTENT AND INTERIM USES**General**

| | |
|---------------------------------|-----------|
| 10.1401 Temporary Uses | [10.14]-1 |
| 10.1402 Intermittent Uses | [10.14]-1 |
| 10.1403 Interim Uses | [10.14]-1 |

Permitted Uses

| | |
|--|-----------|
| 10.1420 Permitted Temporary, Intermittent and Interim Uses | [10.14]-1 |
|--|-----------|

Development Standards

| | |
|--|------------|
| 10.1430 Standards and Review Processes | [10.14]-3 |
| 10.1431 Standards for All Temporary, Intermittent and Interim Uses | [10.14]-4 |
| 10.1432 Temporary Uses – Time Between Permits | [10.14]-6 |
| 10.1440 Additional Standards for Temporary Uses | [10.14]-6 |
| 10.1450 Additional Standards for Intermittent Uses | [10.14]-12 |
| 10.1460 Additional Standards for Interim Uses | [10.14]-12 |

SECTION 10.1500 VARIANCE AND ADJUSTMENT PROCEDURES**General**

| | |
|--------------------------|-----------|
| 10.1501 Purpose | [10.15]-1 |
| 10.1502 Exceptions | [10.15]-1 |

Type II Variances

10.1510 Type II Minor Variance Provisions [10.15]-2

10.1511 Type II Variance Provisions to the Floodplain Overlay District Standards [10.15]-2

Type II Adjustments

10.1520 Reduction in Minimum Street Frontage [10.15]-2

10.1521 Modification of Regulations [10.15]-3

10.1522 Modification of Dedications and Other Requirements [10.15]-3

Type III Variances

10.1530 Type III Major Variance Provisions [10.15]-4

10.1531 Private Residential Access for Dwellings under Unit Ownership [10.15]-4

10.1532 Type III Major Variance Provisions to Maximum Height in the GBSV District [10.15]-4

SECTION 10.1600 FOOD CARTS

General

10.1601 Purpose [10.16]-1

10.1602 Applicability [10.16]-1

10.1603 Coordination [10.16]-2

Standards

10.1611 Standards for All Carts [10.16]-2

10.1612 Additional Standards for Structures and Covered Outdoor Seating [10.16]-3

10.1613 Additional Standards for Drive-Through Carts [10.16]-3

10.1614 Standards for Food Cart Pods [10.16]-4

Process

10.1621 Permit Type [10.16]-4

10.1622 Duration [10.16]-5

10.1623 Removal [10.16]-5

ARTICLE 11 PROCEDURES

SECTION 11.0100 DEVELOPMENT PERMIT REQUIREMENTS

11.0101 Development Permit Required [11.01]-1

11.0102 Exclusions from Development Permit [11.01]-1

11.0103 Issuance and Effective Date of Development Permit [11.01]-3

11.0104 Development Permit Conditions of Approval and Modifications of Approvals [11.01]-3

11.0105 Expiration of Development Permit [11.01]-4

11.0106 Extension of Development Permit [11.01]-4
 11.0107 Application for Staff Interpretation [11.01]-5
 11.0108 Modifications to Approved DR-E Applications [11.01]-6

SECTION 11.0200 INITIATION AND CLASSIFICATION OF APPLICATIONS

11.0201 Initiation of Application [11.02]-1
 11.0202 Withdrawal of Application [11.02]-1
 11.0203 Classification of Applications by Procedure [11.02]-1
 11.0204 Review Authorities [11.02]-2

SECTION 11.0300 TYPE I MINISTERIAL PROCEDURES

11.0301 General Description [11.03]-1
 11.0302 Type I Procedures [11.03]-1

SECTION 11.0400 TYPE II ADMINISTRATIVE PROCEDURES

11.0401 General Description [11.04]-1
 11.0402 Type II Procedures [11.04]-1

SECTION 11.0500 TYPE III QUASI-JUDICIAL PROCEDURES

11.0501 General Description [11.05]-1
 11.0502 Type III Procedures [11.05]-1

SECTION 11.0600 TYPE IV LEGISLATIVE PROCEDURES

11.0601 General Description [11.06]-1
 11.0602 Type IV Procedures [11.06]-1

SECTION 11.0700 OPTIONAL CONFERENCES AND PRE-APPLICATION CONFERENCE

11.0701 Purpose [11.07]-1
 11.0702 Applicability [11.07]-1
 11.0703 Optional Conferences and Pre-Application Conference Procedures [11.07]-1

SECTION 11.0800 NEIGHBORHOOD MEETING

11.0801 Purpose [11.08]-1
 11.0802 Applicability [11.08]-1
 11.0803 Procedures and Evidence of Compliance [11.08]-1

SECTION 11.0900 APPLICATION SUBMITTAL AND COMPLETENESS REVIEW

11.0901 Application Forms and Checklists [11.09]-1

11.0902 Application Submittal [11.09]-1
 11.0903 Completeness Review [11.09]-1
 11.0904 Resubmittal of Application following Denial [11.09]-2

SECTION 11.1000 PUBLIC HEARINGS

11.1001 Responsibility of Manager [11.10]-1
 11.1002 General Public Notice Requirements [11.10]-1
 11.1003 Rules of Procedure [11.10]-2
 11.1004 Challenges to Impartiality [11.10]-2
 11.1005 Disqualification [11.10]-2
 11.1006 Participation by Interested Officers or Employees [11.10]-2
 11.1007 Ex Parte Contacts [11.10]-2
 11.1008 Abstention or Disqualification [11.10]-3
 11.1009 Rights of Abstaining or Disqualified Member [11.10]-3
 11.1010 Burden and Nature of Proof [11.10]-3
 11.1011 Order of Proceedings [11.10]-3
 11.1012 Continuance of Hearing [11.10]-4
 11.1013 Decision [11.10]-4
 11.1014 Findings and Order [11.10]-5
 11.1015 Record of Proceedings [11.10]-5

SECTION 11.1100 APPEALS

11.1101 General [11.11]-1
 11.1102 Notice of Appeal [11.11]-1
 11.1103 General Procedures Applicable to All Appeals [11.11]-1
 11.1104 Specific Provisions for Appeals of a Type I Decision [11.11]-2
 11.1105 Specific Provisions for Appeal of a Type II Decision [11.11]-2
 11.1106 Specific Provisions for Appeal of a Type III Decision [11.11]-3
 11.1107 Remand from the Land Use Board of Appeals [11.11]-3

ARTICLE 12 MAP AMENDMENTS

SECTION 12.0000 PLAN MAP AMENDMENTS AND AMENDMENTS TO MAP BOUNDARIES

General

12.0001 Community Development Plan Map Amendments [12.00]-1
 12.0002 Minor Amendments to the Gresham Urban Services Area Map Boundaries [12.00]-4

Overlay Districts

12.0010 Overlay District Adjustments [12.00]-4

12.0011 Overlay District Boundary Revisions [12.00]-4

ARTICLE 13 APPENDICIES

APPENDIX 1.000 ANNEXATIONS

Purpose

A1.001 Purpose [A.1]-1

Procedures

A1.002 General Procedures [A.1]-2

A1.003 Initiation Procedures [A.1]-2

A1.004 Expedited Annexation Procedures [A.1]-3

Requirements and Criteria

A1.005 Submittal Requirements [A.1]-3

A1.006 Approval Criteria [A.1]-4

A1.007 Fiscal Impact Statement [A.1]-5

Appeals

A1.008 Appeals [A.1]-5

APPENDIX 3.000 GUARANTEE OF COMPLETION

A3.001 Guarantee of Completion and Warranty Guarantee [A.3]-1

A3.002 Noncompliance with Obligation {A.3}-1

A3.003 Insufficiency of Guarantee of Completion and Warranty Guarantee {A.3}-1

APPENDIX 5.000 PUBLIC FACILITIES

A5.000 General [A.5]-3

A5.001 Policy [A.5]-3

A5.002 Design and Construction Standards [A.5]-3

A5.003 Guarantee of Completion [A.5]-3

A5.004 Warranty Guarantee [A.5]-3

A5.005 Utility Easements Owned by the Public [A.5]-4

A5.006 Subdivisions and Land Partitions [A.5]-4

A5.007 Commercial, Mixed Use, Industrial, Institutional, and Moderate and High Density
Residential Building Permits Development [A.5]-5

| | | |
|---------------|---|-----------------|
| A5.008 | Suspension and Stop Work | [A.5]-6 |
| A5.009 | Deferral or In-Lieu-Of Payments for Public Improvements | [A.5]-6 |
| A5.010 | Plan Check, Inspection | [A.5]-6 |
| A5.011 | Standards for Utilities, Utility Lines, Stormwater Facilities and Right-of-Way and Public Access Easements in the Pleasant Valley Environmentally Sensitive/Restoration Areas (ESRA-PV) and the Springwater Environmentally Sensitive Resource Areas (ESRA-SW) | [A.5]-7 |
| A5.100 | Sanitary Sewer Facilities | [A.5]-8 |
| A5.101 | General Provisions | [A.5]-8 |
| A5.102 | Separate Sewer Connections | [A.5]-8 |
| A5.103 | Sewage Pumps/Lift Stations | [A.5]-8 |
| A5.104 | System Design | [A.5]-8 |
| A5.105 | Subsurface Sewage Disposal | [A.5]-8 |
| A5.106 | Termination of the Use of a Subsurface Sewage Disposal System | [A.5]-9 |
| A5.107 | Use of Public Sewers | [A.5]-9 |
| A5.200 | Surface Water Management Systems | [A.5]-9 |
| A5.201 | General Provisions | [A.5]-9 |
| A5.202 | Accommodation of Upstream Drainage | [A.5]-10 |
| A5.203 | Effect on Downstream Drainage | [A.5]-10 |
| A5.204 | Data Requirements | [A.5]-10 |
| A5.205 | Drainage Management Practices | [A.5]-10 |
| A5.206 | Detention Requirements | [A.5]-11 |
| A5.207 | Subsurface Storm Drainage Facilities | [A.5]-11 |
| A5.208 | Minimum Design Criteria | [A.5]-11 |
| A5.210 | Private Drainage Systems | [A.5]-12 |
| A5.220 | Stormwater Quality Control Requirements | [A.5]-12 |
| A5.300 | Water Facilities | [A.5]-12 |
| A5.301 | General Provisions | [A.5]-12 |
| A5.302 | System Design | [A.5]-13 |
| A5.303 | Grid System | [A.5]-13 |
| A5.304 | Connection to Public Water Lines | [A.5]-13 |
| A5.305 | Water Line Oversizing and Reimbursement | [A.5]-13 |
| A5.400 | Streets | [A.5]-13 |
| A5.401 | General Provisions | [A.5]-14 |

A5.402 General Design Requirements [A.5]-14

A5.403 Truck Restrictions [A.5]-16

A5.404 Residential Lot Access to Major and Standard Arterials [A.5]-16

A5.405 Street Surfacing and Improvements [A.5]-16

A5.406 Street Lighting [A.5]-17

A5.407 Street and Traffic Control Sign Standards [A.5]-17

A5.408 Half Streets [A.5]-17

A5.409 Additional Right-of-Way and Street Improvements [A.5]-17

A5.410 Street Names [A.5]-17

A5.411 Traffic Analysis [A.5]-17

A5.412 Utility License Required [A.5]-18

A5.500 Transportation System Description and Function [A.5]-18

A5.501 Streets [A.5]-18

A5.502 Intersections [A.5]-22

A5.503 Driveways [A.5]-22

A5.504 Transit Facility Standards [A.5]-23

A5.505 Transitway Standards for Light Rail [A.5]-24

A5.506 Sidewalks [A.5]-24

A5.507 Bicycle Facilities [A.5]-25

A5.508 Public Paths [A.5]-25

A5.509 Public Trails [A.5]-27

A5.510 Underground Utilities [A.5]-27

A5.511 Street Trees [A.5]-28

A5.512 Additional Public Facilities Requirements [A.5]-28

APPENDIX 6.000 SIGN REGULATIONS

General

A6.001 General Provisions [A.6]-2

Sign Development Permit

A6.010 Permit Requirement [A.6]-3

A6.011 Permit Application [A.6]-3

A6.012 Installation Inspections [A.6]-3

A6.013 Construction [A.6]-4

Specific Sign Development Provisions

A6.020 Measurements [A.6]-4

A6.021 Placement [A.6]-5
 A6.022 Fascia Sign [A.6]-5
 A6.023 Projecting Sign [A.6]-5
 A6.024 Marquees and Awnings [A.6]-6
 A6.025 Illuminated Awning Sign..... [A.6]-6

Signing of Nonconforming Uses

A6.030 Provisions [A.6]-6

Variance

A6.040 Sign Requirement Variance [A.6]-7

Exemptions

A6.050 Sign Requirement Exemptions [A.6]-7

Temporary Signs

A6.060 General Limitations [A.6]-8
 A6.061 Sign Types [A.6]-9

Prohibited Signs

A6.070 Prohibited Signs [A.6]-10
 A6.071 Hazardous Signs [A.6]-10
 A6.072 Other Prohibited Signs [A.6]-10

Nonconforming Signs

A6.080 Nonconforming Signs [A.6]-11

Signs in Residential Land use Districts

A6.090 Residential Districts [A.6]-12
 A6.091 Subdivision Signs [A.6]-12
 A6.092 Multi-Family Dwelling Signs [A.6]-12
 A6.093 Manufactured Dwelling Park Signs [A.6]-13
 A6.094 Signs for Permitted Commercial Uses in the OFR District [A.6]-13
 A6.095 Temporary Signs [A.6]-14

Signs in Commercial, Mixed Use & Industrial Land Use Districts

A6.100 Commercial, Mixed Use and Industrial Districts [A.6]-14

A6.101 Signs for Outdoor Commercial Uses in the MC and CC Districts and in Multi-Business Complexes [A.6]-15

Signs for Institutions and Uses Subject to Special Use Review

A6.110 Signs for Institutional Uses and Uses Subject to Special Use Review [A.6]-17

Signs for Temporary Uses

A6.120 Signs for Temporary, Intermittent and Interim Uses and Food Carts [A.6]-19

A-Board Signs

A6.130 Sidewalk A-Board Signs [A.6]-20

A6.131 Residential District A-Board Signs [A.6]-21

A6.132 Commercial/Industrial District A-Board Signs [A.6]-21

A6.133 Limited Duration Event A-Board Signs [A.6]-22

Abatement of Substandard and Dangerous Signs

A6.140 Abatement of Substandard and Dangerous Signs [A.6]-22

Maintenance

A6.150 Maintenance [A.6]-22

APPENDIX 7.000 VACATIONS

A7.001 Vacation Procedures [A.7]-1

A7.002 Submittal Requirements [A.7]-1

A7.003 Vacation Criteria [A.7]-1

A7.004 Reservation and Conditions Attached to a Vacation [A.7]-2

APPENDIX 9.000 STATION CENTER AND TOWN CENTER MIXED USE AREAS [A.9]-1

APPENDIX 13.000 STREET NAMING AND PROPERTY NUMBERING

General

A13.001 Purpose and Authority [A.13]-1

A13.002 Responsibility [A.13]-1

A13.003 Application [A.13]-2

Procedures and Standards

A13.010 New Street Names [A.13]-2

A13.011 Renaming of Existing Public Streets or Assignment of a Name to a Public Street
Platted and Recorded without a Name [A.13]-2

A13.012 Property Numbering [A.13]-2

A13.013 Posting of Site, Property, or Building Address [A.13]-2

Penalties

A13.020 Violation and Penalties [A.13]-3