

CITY OF GRESHAM

Development Code Process Update (DCPU) Part 2, Phase 2 Planning Commission Hearing

March 9, 2026
CPA-25-00460

Presented by:
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Josh Williams, Senior Planner

Agenda

- Project Overview
- History and Public Participation
- Comprehensive Plan Amendments: Volume 3 Development Code
- Compliance Findings
- Next Steps
- Recommendation



Project Overview

- Uniformity of language & formatting
- Clarify standards, provide better wayfinding, and eliminate redundancies
- Compliance with State regulations
 - Clear & Objective Language
 - Housing types
- Process Improvements
 - Clarify Applicability of Standards
 - Design Review Thresholds
 - ADU Review
- Residential Standards
 - City Wide Residential Design Standards
 - Neighborhood Amenities
 - Cottage Clusters



DCPU Comprehensive Plan (Development Code) Amendments

Code Amendments			
Article 2	Introductory Provisions	Section 7.0000	Purpose and Authority (Design Review)
Section 3.0100	Definitions	Section 7.0200	General Design Standards
Section 3.0200	Land Use Classifications	Section 7.0300	Commercial, Institutional, and Industrial Design Standards
Section 4.0100	Residential Land Use Districts	Section 7.0400	Residential Design Standards
Section 4.0200	Commercial Land Use Districts	Section 8.0100	Special Use Review
Section 4.0300	Industrial Land Use Districts	Section 8.0200	Existing and Nonconforming Uses & Development
Section 4.0400	Corridor Land Use Districts	Section 8.0300	Institutional Master Plans
Section 4.1300	Gresham Butte Plan District	Section 9.0100	Buffering and Screening
Section 4.1400	Pleasant Valley Plan District	Section 9.0300	Easements
Section 4.1500	Springwater Plan District	Section 9.0400	Fencing
Section 5.0100	Floodplain Overlay	Section 9.0500	Grading and Drainage and Stormwater Management
Section 5.0200	Hillside and Geologic Risk Overlay	Section 9.0600	Height Transition
Section 5.0500	Open Space Overlay District	Section 9.0700	Neighborhood Circulation and Future Street Plans
Section 5.0700	Natural Resource Overlay	Section 9.0800	Parking

DCPU Comprehensive Plan (Development Code) Amendments

Code Amendments		Code Amendments	
Section 10.0100	Accessory Dwellings	Section 10.1600	Food Carts
Section 10.0200	Residential Accessory Structures	Section 10.1700	Affordable Housing Development
Section 10.0400	Conversions of Units	Section 11.0100	Development Permit Requirements
Section 10.0500	Home Occupations	Section 11.0200	Initiation and Classification of Applications
Section 10.0700	Mineral & Aggregate Resource Extraction	Section 11.0800	Neighborhood Meeting
Section 10.1300	Temporary Health & Hardship Dwellings	Section 12.0100	Plan Map Amendments & Amendments to Map Boundaries
Section 10.1500	Variance and Adjustment Procedures	Appendix 3	Guarantee of Completion and Warranty Guaranty
		Appendix 6	Sign Regulations

Repeal and Replace		New Sections	
Section 4.1100	Downtown Plan District	Section 7.0450	Housing Variety
Section 4.1200	Civic Neighborhood Plan District	Section 7.0451	Neighborhood Amenities
Section 7.0100	Corridor Design District	Section 12.0200	Community Development Plan Amendments
Section 7.0500	Rockwood Design District	Removed Section	
Appendix 5	Public Facilities	Section 7.0432	Corridor District Townhouse Design Standards

Compliance with State Regulations



DCPU Code Amendments

Clear & Objective Residential Development Standards

Remove discretionary language from standards throughout the code

Other Updates to Align with State Legislation

Residential Classifications

- “Shared Housing Facilities”
- Occupancy limits: familial/nonfamilial
- Use type distinctions
- Single Room Occupancy

Commercial to residential conversions
Affordable housing development on commercial land
Manufactured/Prefabricated dwellings

Code and Process Improvement



DCPU Code Amendments

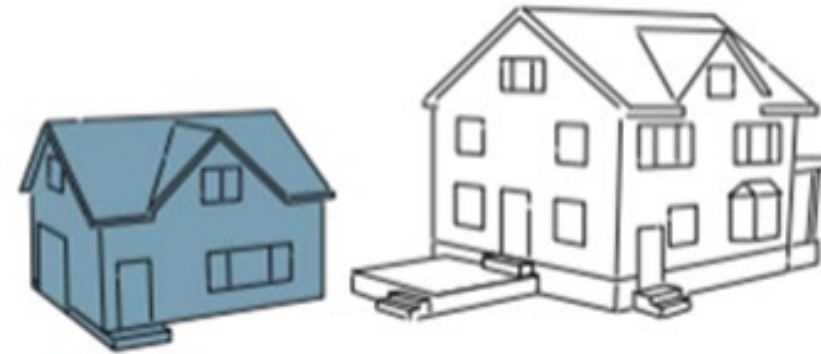
Remove Repetitive or Out of Date Language and References

- Code language clean-up
 - Update definitions
 - Use of consistent terminology throughout the code
 - Clearer language; applicability of sections (i.e., what standards apply to specific uses or land use districts)
- Correction of Typos, Code References, and Footnotes
- Removal duplicated standards

DCPU Code Amendments

Accessory Dwelling Unit Update

- Residential design standards
- ADUs: Type II to **Type I** review



Detached

Design Review Threshold

- DRA: Under 2,000 SF (increase from 1,000 SF)
- More than 5 discretionary requests = Design Commission Public Hearing (increase from 3)

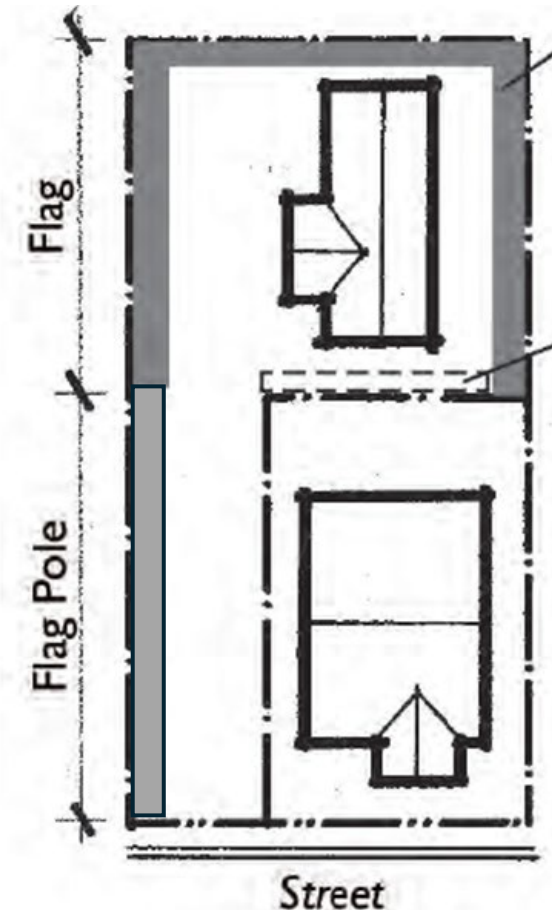
DCPU Code Amendments

Buffering and Screening

- Eliminate buffers around flag lots
- Buffers between multifamily housing developments.
- Reformat & reorganization

New Code Section – Section 12.0200

- Process and Criteria for Amendments to the Community Development Plan



Design District Code Updates



DCPU Code Amendments

Update Design District Standards & Guidelines

- Modify standards that have been frequent discretionary requests
 - Transparency
 - Sustainability options
 - Building massing
- Eliminate redundancies within standards



DCPU Code Amendments

Update Design District Standards & Guidelines

Downtown Design District (4.1100):

Civic Design District (4.1200):

Corridor Design District (7.0100):

Rockwood Design District (7.0500):

CIVIC NEIGHBORHOOD
PLAN DISTRICT DESIGN MANUAL

4.1250 DESIGN GUIDELINES AND STANDARDS
A. SITE DESIGN

2. BUILDING FRONTAGE AND PLACEMENT

Intent: To locate and orient buildings appropriately to enhance pedestrian accessibility and place the most visually interesting facade in public view while reinforcing the urban character of the neighborhood, and providing for active, pedestrian scaled streetscapes.

Key Civic Neighborhood Design Principles:

- A. Reflect Neighborhood Identity
- B. Support a Mixed-use Community
- D. Create Active Streetscapes
- F. Integrate Public Amenities and Green Spaces
- I. Design at a Human Scale




FIG. A.2.51 a: Building frontage should reinforce the urban character of the neighborhood.

TABLE 4.1250.A.2 CIVIC NEIGHBORHOOD STREET CLASSIFICATION HIERARCHY

In order of highest functional class to lowest, the Civic Neighborhood Street Types include:

- Urban Boulevard (Arterials)
- Civic Drive
- Wallula Avenue
- Civic Neighborhood Connector
- Civic Neighborhood Local and Undesignated
- Primary Internal Drives

DESIGN GUIDELINES:

All Development

G1. Sufficient length of buildings shall be present along a frontage to maintain a continuous building street wall, and in general, limit spatial gaps to those necessary to accommodate vehicular and pedestrian access in order to define the street edge. The amount of frontage shall be related to the street type, and shall be sufficient to promote active spaces along the frontage at the pedestrian level.




FIG. A.2.51 b: Building frontage should reinforce the urban character of the neighborhood.

DESIGN STANDARDS:

All Development

S1. Building Frontage: Building frontage shall be measured by the length of the building present between the minimum and maximum setback. Space attributed to public streets, driveways (excluding driveways for single family attached and townhouse style units), primary internal drives, and Clear Vision Areas within the setback area shall be subtracted from the total length of the frontage calculations. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage. The minimum percentage of site frontage that must be occupied by a building shall be dependent upon their street location and shall be no less than the following values (to identify street types, see Map 4.1243: Civic Neighborhood Streets and Future Streets):

- a. Urban Boulevard (Arterials): 60 percent
- b. Civic Drive: 90 percent
- c. Wallula Ave: 75 percent
- d. Civic Connector: 75 percent
- e. Civic Local, undesignated street types, and primary internal drives: 60 percent

City of Gresham Development Code (4.1200) - 34 (05/16)

Improving Residential Development



DCPU Code Amendments

New Section 7.0450 – Housing Variety

- Subdivisions more than 1.5 acres shall include 2 to 3 building types
- Pleasant Valley standard adopted City wide

New Section 7.0451 – Neighborhood Amenities

Neighborhood Amenities for subdivisions 2.5 acres or larger

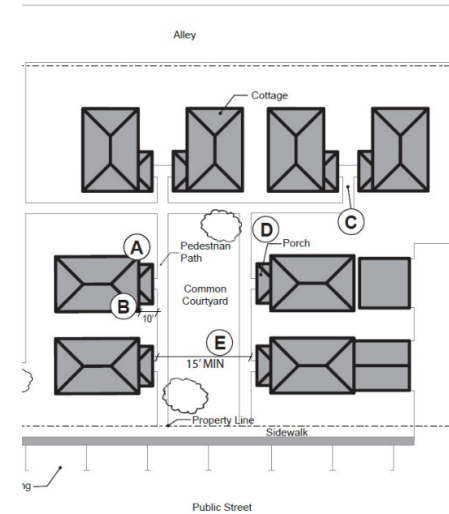
- Maintained privately by the development
 - Offers option for open space without an HOA
- Points based system; incentivizes amenities that balance livability and development feasibility
- Adopted City wide, including Pleasant Valley



DCPU Code Amendments

Update Cottage Cluster Standards

- Cottage Cluster Size: Each cluster must have 4-9 cottages
- Site Design: Common courtyards dimensions
- Cottages Design: Maximum height of 25 feet/ 2-story



Compliance Findings

Gresham Comprehensive Plan, Volume 2, Goals and Policies

Section 10.014 Land Use Policies and Regulations

Section 10.100 Citizen Involvement

Section 10.600 Housing

Section 10.300 The Physical Environment

Section 10.318 Gresham Civic Neighborhood

Section 10.319 Central Rockwood Area

Section 10.320.1 Street System

Section 10.320.4 Pedestrian System

Section 10.400 The Social Environment

Gresham Comprehensive Plan, Volume 2, Goals and Policies

Section 10.413 Community Design

Section 10.413.1 Design Standards for Single Family Attached Dwellings

Section 10.413.3 Design Standards for Commercial Development in the Corridor Design District

Section 10.413.4 Design Standards for Development in the Rockwood Design District

Compliance Findings

Gresham Comprehensive Plan, Volume 3, Development Code

Section 11.0200 Initiation and Classification of Applications

Section 11.0600 Type IV Legislative Procedures

Section 11.1000 Public Hearings

Metro Urban Growth Management Functional Plan

Title 1 Housing Capacity

Title 4 Industrial and Other Employment Areas

Title 8 Compliance Procedures

Oregon Statewide Planning Goals

Goal 1 Citizen Involvement

Goal 2 Land Use Planning

Goal 10 Housing

Public Comment: One written public comment was received prior to the hearing this evening and has been provided to Planning Commission.

Next Steps

DCPU City Council Anticipated Dates

April 7, 2026

May 6, 2026

June 4, 2026

City Council HEARING

Council Second Reading (Consent Agenda)

Amendment Effective

Recommendation

Staff recommends that the Planning Commission recommend **adoption** of the proposed Comprehensive Plan text amendments, CPA-25-00460, based on the findings, conclusions, and recommendations in the February 27, 2026 staff report.

CITY OF
GRESHAM

