

Chapter 3 – Zoning Districts

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.

3.000 Zoning District Outline.

<i>SYMBOL</i>	<i>DISTRICT NAME</i>	<i>MINIMUM LOT SIZE</i>
<i>LOW-DENSITY RESIDENTIAL</i>		
R-20	Single-Family Residential	20,000 sq. ft. per dwelling
R-10	Single-Family Residential	10,000 sq. ft. per dwelling
R-7	Single-Family Residential	7,000 sq. ft. per dwelling
<i>MEDIUM-DENSITY RESIDENTIAL</i>		
R-5	Single-Family Residential	5,000 sq. ft. per dwelling
R-4	Attached Residential	4,000 sq. ft. per detached dwelling 3,500 sq. ft. per attached dwelling
<i>HIGH-DENSITY RESIDENTIAL</i>		
A-2	Apartment Residential	2,000 sq. ft. per dwelling unit
<i>COMMERCIAL/INDUSTRIAL</i>		
NC	Neighborhood Commercial	
CC	Community Commercial	
GC	General Commercial	
CBD	Central Business District	
MO/H	Mixed Office/Housing	
IP	Industrial Park	
LI	Light Industrial	
GI	General Industrial	
<i>ZONING DISTRICT OVERLAYS</i>		
AR	Aggregate Resource	
ALF	Airport Landing Field	
CR	Historic Landmark Protection	
VECO	Vegetation Corridor and Slope District	
PD	Planned Development	
FLMA	Flood Management Area	
TC	Town Center	

3.005 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.

3.010 SINGLE-FAMILY RESIDENTIAL R-20

3.011 Purpose. This district is intended primarily for single-family detached dwellings at the lowest development density provided for in this Code. Such density is considered appropriate in areas developed at this density level or lower, and where natural features such as slope, flood plain, soil condition, etc., make these areas difficult to serve or inefficient to develop at higher densities.

3.012 Permitted Uses. The following uses and their accessory uses are permitted in the R-20 district:

- A. Single-family detached dwellings including manufactured homes on individual lots in accordance with Section 5.1100 and including residential homes, residential facilities, and registered or certified family child care homes.
- B. Accessory residential units in accordance with Chapter 5.900, Accessory Residential Units, of this Code.
- C. Parks and playgrounds.
- D. Livestock, poultry, small animals, greenhouses, and nurseries as accessory uses, provided no retail or wholesale business sales office is maintained on a lot of less than two (2) acres, and provided no poultry or livestock, other than household pets, shall be housed within one hundred (100) feet of any residence other than a dwelling on the same lot.
- E. Utility facilities, minor.
- F. Bed and breakfast inns in accordance with Chapter 5.500, Bed and Breakfast Inn, of this Code.
- G. Home Occupations in accordance with Chapter 5.100 of this Code.
- H. Other uses similar in nature to those listed above.
- I. Mobile Food Vendor operating a food stand in accordance with Section 5.200. of this Code.

3.013 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-20 district:

- A. Community service uses.
- B. Day care center or facility other than a child care home.
- C. Shared Dwelling.
- D. Accessory residential dwelling.

- E. Utility facilities, major.
- F. Other uses similar in nature to those listed above.

3.014 Lot Size, Dimensional, and Density Standards.

- A. Lot Size, Width, Depth, and Frontage.
 - 1. Minimum lot size: Twenty thousand (20,000) square feet per dwelling unit.
 - 2. Minimum lot width: Seventy (70) feet, and seventy (70) feet at the front setback line.
 - 3. Minimum lot depth: One hundred (100) feet.
 - 4. Minimum lot frontage: Twenty (20) feet.
- B. Setbacks.
 - 1. Front yard setback: Minimum of thirty (30) feet.
 - 2. Side yard and street side yard setback: Minimum of ten (10) feet.
 - 3. Rear yard setback: Minimum of twenty-five (25) feet.
 - 4. Projections into setbacks: See Chapter 5.020, Exceptions to Yard Requirements, of this Code.
 - 5. Accessory structures in setback areas: See Chapter 5.010, Accessory Structures in Required Yards, of this Code.
- C. Height Limitation. No structure shall exceed thirty-five (35) feet in height.
- D. Minimum Density. Residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum and minimum dwelling units for a 50,000 sq. ft. parcel:

- Allowed density is 1 dwelling per 20,000 square feet.
- A 50,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.

3.015 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 in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- 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. Structures for human habitation shall have approved water and sanitary service as provided in this Code.
- E. All single-family detached dwellings, including manufactured homes, shall utilize at least six of the following design features:
 - 1. Dormers.
 - 2. Recessed entries.
 - 3. Cupolas.
 - 4. Bay or bow windows.
 - 5. Window shutters.
 - 6. Offsets on building face or roof (minimum 12").
 - 7. Gables.
 - 8. Covered porch entry.
 - 9. Pillars or posts.
 - 10. Eaves (minimum 6").
 - 11. Tile, shake, or architectural composition roofing.
 - 12. Horizontal lap siding.
- F. All manufactured housing shall comply with the standards of Section 5.1100.

3.020 SINGLE-FAMILY RESIDENTIAL R-10

3.021 Purpose. This district is intended primarily for dwellings in a low-density residential neighborhood environment.

3.022 Permitted Uses. The following uses and their accessory uses are permitted in the R-10 district:

- A. Single-family detached, single family attached, and zero lot line dwellings including manufactured home on individual lots in accordance with Section 5.1100 and including residential homes, residential facilities, and registered or certified family child care homes provided the base density is not exceeded.
- B. Accessory residential units, in accordance with Section 5.900, Accessory Residential Units, of this Code.
- C. Parks and playgrounds.
- D. Utility facilities, minor.
- E. Bed and breakfast inns in accordance with Section 5.500, Bed and Breakfast Inn, of this Code.
- F. Home Occupations in accordance with Section 5.100 of the Code.
- G. Other uses similar in nature to those listed above.
- H. Mobile Food Vendor operating a food stand in accordance with Section 5.200.

3.023 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-10 district:

- A. Community service uses.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Duplex dwellings on the same lot at intersections of any two (2) streets of at least neighborhood collector status. Lot size must comply with R-10 requirements.
- D. Nursing homes, day care facilities, assisted living facilities and similar uses not listed as permitted uses.
- E. Shared dwelling.
- F. Utility facilities, major.
- G. Other uses similar in nature to those listed above.

3.024 Lot Size, Dimensional, and Density Standards.

- A. Lot Size, Width, Depth, and Frontage.
1. Minimum lot size: Ten thousand (10,000) square feet.
 2. Minimum lot width: Seventy (70) feet, and seventy (70) feet wide at the front setback line.
 3. Minimum lot depth: One hundred (100) feet.
 4. Minimum lot frontage: Twenty (20) feet.
- B. Setbacks.
1. Front yard setback: Minimum of twenty (20) feet.
 2. Side yard and street side yard setback: Minimum of ten (10) feet, except for zero lot line dwellings.
 3. Rear yard setback: Minimum of twenty (20) feet.
 4. Projections into setbacks: See Chapter 5.020, Exceptions to Yard Requirements, of this Code.
 5. Accessory structures in setback areas: See Chapter 5.010, Accessory Structures in Required Yards, of this Code.
- C. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.
- D. Minimum Density. Residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum/ minimum dwelling units for a 25,000 sq. ft. parcel:

- Allowed density is 1 dwelling per 10,000 square feet.
- A 25,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

3.025 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 in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- 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. All detached and zero lot line dwellings, duplex dwellings, and manufactured homes shall utilize at least six (6) of the following design features:
 - 1. Dormers.
 - 2. Recessed entries.
 - 3. Cupolas.
 - 4. Bay or bow windows.
 - 5. Window shutters.
 - 6. Offsets on building face or roof (minimum 12").
 - 7. Gables.
 - 8. Covered porch entry.
 - 9. Pillars or posts.
 - 10. Eaves (minimum 6").
 - 11. Tile, shake, or architectural composition roofing.
 - 12. Horizontal lap siding.
- E. All manufactured housing shall comply with the standards of Section 5.1100.

3.030 SINGLE-FAMILY RESIDENTIAL**R-7**

3.031 Purpose. This district is intended primarily for dwellings in a low-density residential neighborhood environment.

3.032 Permitted Uses. The following uses and their accessory uses are permitted in the R-7 district:

- A. Single-family detached, single family attached, and zero lot line dwellings including manufactured home on individual lots in accordance with Section 5.1100 and including residential homes, residential facilities, and registered or certified family child care homes, provided the base density is not exceeded.
- B. Accessory residential units in accordance with Section 5.900, Accessory Residential Units, of this Code.
- C. Parks and playgrounds.
- D. Utility facilities, minor.
- E. Bed and breakfast inns in accordance with Section 5.500, Bed and Breakfast Inn, of this Code.
- F. Home Occupations in accordance with Section 5.100 of this Code.
- G. Mobile Food Vendor operating a food stand in accordance with Section 5.200.
- M. Other uses similar in nature to those listed above.

3.033 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-7 district:

- A. Nursing homes, day care facilities, assisted living facilities and similar uses not listed as permitted uses.
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Shared dwelling.
- D. Community service uses.
- E. Utility facilities, major.
- F. Other uses similar in nature to those listed above.

3.034 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: seven thousand (7,000) square feet for detached and zero lot line dwellings and for each unit of a duplex dwelling on separate lots.
2. Minimum lot width: Sixty (60) feet, and sixty (60) feet wide at the front setback line.
3. Minimum lot depth: Eighty (80) feet.
4. Minimum lot frontage: Twenty (20) feet.

B. Setbacks.

1. Front yard setback: Minimum of twenty (20) feet.
2. Side yard and street side yard setback: Minimum of seven and one half (7.5) feet and ten (10) feet on corner lots abutting a street.
3. Rear yard setback: Minimum of twenty (20) feet.
4. Projections into setbacks: See Chapter 5.020, Exceptions to Yard Requirements, of this Code.
5. Accessory structures in setback areas: See Chapter 5.010, Accessory Structures in Required Yards, of this Code.

C. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.

D. Minimum Density. Residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum/minimum dwelling units for a 17,500 sq. ft. parcel:

- Allowed density is 1 dwelling per 7,000 square feet.
- A 17,500 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

3.035 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 in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- 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. All detached and zero lot line dwellings, duplex dwellings, and manufactured homes on separate lots shall utilize at least six (6) of the following design features:
 - 1. Dormers.
 - 2. Recessed entries.
 - 3. Cupolas.
 - 4. Bay or bow windows.
 - 5. Window shutters.
 - 6. Offsets on building face or roof (minimum 12").
 - 7. Gables.
 - 8. Covered porch entry.
 - 9. Pillars or posts.
 - 10. Eaves (minimum 6").
 - 11. Tile, shake, or architectural composition roofing.
 - 12. Horizontal lap siding.
- E. All manufactured housing shall comply with the standards of Section 5.1100.

3.040 MEDIUM DENSITY RESIDENTIAL R-5

3.041 Purpose. This district is intended primarily for dwellings in a medium-density residential neighborhood environment.

3.042 Permitted Uses. The following uses and their accessory uses are permitted in the R-5 district:

- A. Single-family detached, attached, and zero lot line dwellings including manufactured homes and including residential homes, residential facilities, and registered or certified family child care homes, provided the base density is not exceeded.
- B. Accessory residential units, in accordance with Section 5.900, Accessory Residential Units, of this Code.
- C. Manufactured home parks, in accordance with Section 5.800, Manufactured Home Parks, of this Code.
- D. Parks and playgrounds.
- E. Utility facilities, minor.
- F. Bed and breakfast inns in accordance with Section 5.500, Bed and Breakfast Inn, of this Code.
- G. Home occupations in accordance with Section 5.100.
- H. Mobile Food Vendor operating a food stand in accordance with Section 5.200. of this Code.
- I. Other uses similar in nature to those listed above.

3.043 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-5 district:

- A. Nursing homes, day care facilities, assisted living facilities and similar uses not listed as permitted uses,
- B. Golf courses (excluding miniature golf courses or driving ranges).
- C. Shared Dwellings.
- D. Community service uses.
- E. Utility facilities, major.
- F. Other uses similar in nature to those listed above.

3.044 Lot Size, Dimensional, and Density Standards.

A. Lot Size, Width, Depth, and Frontage.

1. Minimum lot size: five thousand (5,000) square feet per dwelling unit and non-residential uses.
2. Minimum lot width: fifty (50) feet and fifty (50) feet wide at the front setback line for single-family detached and zero lot line dwellings, and non-residential uses. For duplex dwellings: forty (40) feet and forty (40) feet wide at the front setback line.
3. Minimum lot depth: Seventy (70) feet.
4. Minimum lot frontage: Twenty (20) feet.

B. Setbacks.

1. Front yard setback: Minimum of twenty (20) feet.
2. Projections into setbacks: See Chapter 5.020, Exceptions to Yard Requirements, of this Code.
3. Accessory structures in setback areas: See Chapter 5.010, Accessory Structures in Required Yards, of this Code.

C. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.

D. Minimum Density. Residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum/minimum dwelling units for a 12,500 sq. ft. parcel:

- Allowed density is 1 dwelling per 5,000 square feet.
- A 12,500 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8x2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

3.045 Additional Requirements.

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required. Development on lots within the Town Center Overlay District must conform to the applicable standards of Chapter 4.600, Town Center, of this Code.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- 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. All single-family detached and zero lot line dwellings, duplex dwellings, and manufactured homes on separate lots shall utilize at least six (6) of the following design features:
 - 1. Dormers.
 - 2. Recessed entries.
 - 3. Cupolas.
 - 4. Bay or bow windows.
 - 5. Window shutters.
 - 6. Offsets on building face or roof (minimum 12").
 - 7. Gables.
 - 8. Covered porch entry.
 - 9. Pillars or posts.
 - 10. Eaves (minimum 6").
 - 11. Tile, shake, or architectural composition roofing.
 - 12. Horizontal lap siding.
- E. All manufactured housing shall comply with the standards of Section 5.1100.

3.050 ATTACHED RESIDENTIAL R-4

- 3.051 Purpose. This district is intended primarily for attached residential dwellings in a medium-density residential environment.
- 3.052 Permitted Uses. The following uses and their accessory uses are permitted in the R-4 district:
- A. Detached and Attached dwellings, duplex, and triplex dwellings, including residential homes, residential facilities, and registered or certified family child care homes, provided the base density is not exceeded.
 - B. Manufactured home parks, in accordance with Section 5.800, Manufactured Home Parks, of this Code.
 - C. Parks and playgrounds.
 - D. Utility facilities, minor.
 - E. Bed and breakfast inns in accordance with Section 5.500, Bed and Breakfast Inn, of this Code.
 - F. Home occupations in accordance with Section 5.100.
 - G. Mobile Food Vendor operating a food stand in accordance with Section 5.200.
 - H. Other uses similar in nature to those listed above.
- 3.053 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the R-4 district:
- A. Nursing homes, day care facilities, assisted living facilities and similar uses not listed as permitted uses.
 - B. Golf courses (excluding miniature golf courses or driving ranges).
 - C. Shared dwellings.
 - D. Community service uses.
 - E. Utility facilities, major.
 - F. Other uses similar in nature to those listed above.

3.054 Lot Size, Dimensional, and Density Standards.

- A. Lot Size, Width, Depth, and Frontage.
1. Minimum lot size: four thousand (4,000) square feet per detached dwelling unit and for non-residential uses.
 2. Minimum lot size: three thousand five hundred (3,500) square feet per attached dwelling unit.
 3. Minimum lot depth: Seventy (70) feet.
 4. Minimum lot frontage: Twenty (20) feet.
- B. Setbacks.
1. Front yard setback: Minimum of twenty (20) feet.
 2. Side yard and street side yard setback: Minimum of five (5) feet and ten (10) feet on corner lots abutting a street. Duplex, triplex, and attached dwellings on individual lots and zero lot line dwellings shall have a common wall located on a common property line.
 3. Rear yard setback: Minimum of fifteen (15) feet.
 4. Projections into setbacks: See Chapter 5.020, Exceptions to Yard Requirements, of this Code.
 5. Accessory structures in setback areas: See Chapter 5.010, Accessory Structures in Required Yards, of this Code.
- C. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.
- D. Minimum Density. Residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum/minimum dwelling units for a 10,000 sq. ft. parcel:

- Allowed density is 1 dwelling per 4,000 square feet.
- A 10,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

3.055 Additional Requirements.

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required. Development on lots within the Town Center Overlay District must conform to the applicable standards of Chapter 4.600, Town Center, of this Code.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Off-street parking spaces shall be provided in accordance with the requirements of Section 8.225, Off-Street Parking, Garages, and Carports, and Chapter 9, Off-Street Parking and Loading, of this Code.
- D. All dwellings shall utilize at least six of the following design features:
 - 1. Dormers.
 - 2. Recessed entries.
 - 3. Cupolas.
 - 4. Bay or bow windows.
 - 5. Window shutters.
 - 6. Offsets on building face or roof (minimum 12").
 - 7. Gables.
 - 8. Covered porch entry.
 - 9. Pillars or posts.
 - 10. Eaves (minimum 6").
 - 11. Tile, shake, or architectural composition roofing.
 - 12. Horizontal lap siding.
- E. All manufactured housing shall comply with the standards of Section 5.1100.

3.060 APARTMENT RESIDENTIAL A-2

3.061 Purpose. This district is intended primarily for apartment, condominium, and similar attached dwellings in a high-density residential environment.

3.062 Permitted Uses. The following uses and their accessory uses are permitted in the A-2 district:

- A. Attached dwellings.
- B. Parks and playgrounds.
- C. Utility facilities, minor.
- D. Bed and breakfast inns in accordance with Section 5.500, Bed and Breakfast Inn, of this Code.
- E. Home occupations in accordance with Section 5.100.
- F. Shared dwellings.
- G. Other uses similar in nature to those listed above.
- H. Mobile Food Vendor operating a food stand in accordance with Section 5.200.

3.063 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the A-2 district:

- A. Golf courses (excluding miniature golf courses or driving ranges).
- B. Professional offices or clinics on arterial or collector streets.
- C. Nursing homes, day care facilities, assisted living facilities and similar uses not listed as permitted uses.
- D. Boarding, lodging, or rooming houses not included within the definition of shared dwellings.
- E. Community service uses.
- F. Utility facilities, major.
- G. Other uses similar in nature to those listed above.

3.064 Density, Lot Size, and Dimensional Standards.

- A. Dimensional Standards.
1. Minimum lot size: Refer to the table in Subsection (B) of this Section for residential uses; fifty-four hundred (5,400) square feet for all other uses.
 2. Minimum lot width:
 - a. Units on separate lots:
 - i. Thirty-five (35) feet at the front setback line of any interior lot used for single-family detached and zero lot-line dwellings, duplexes, and the end units of a triplex or attached dwelling.
 - ii. Twenty (20) feet for any interior unit of a triplex or attached dwelling.
 - iii. Forty (40) feet at the front setback line of a corner lot.
 - b. Multiple-unit, attached, duplex, and triplex dwellings, and non-residential uses on one lot:
 - i. Sixty (60) feet at the front setback line.
 - ii. Seventy (70) feet at the front setback line of a corner lot.
 3. Minimum lot depth: Seventy (70) feet for single-family detached dwellings with a driveway from the public street or with access from an alley within a separate tract from the lot; ninety (90) feet for all other uses when there is approved street access; 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.
- B. 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.

<i>DENSITY STANDARDS FOR MULTI-FAMILY</i>		
Multiple-Unit Dwellings	Minimum Lot Area	Max. Lot Coverage
2-3	9,000 sq. ft. for each unit	45%
4-14	9,000 sq. ft. plus 2,500 sq. ft. for each unit over 3	45%
15-37	41,000 sq. ft. plus 2,000 sq. ft. for each unit over 15	50%
38-94	87,000 sq. ft. plus 1,500 sq. ft. for each unit over 38	50%
95-155	172,500 sq. ft. plus 1,000 sq. ft. for each unit over 95	55%
Over 155	1,500 sq. ft. per unit	55%

- C. **Minimum Density.** Residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum/minimum dwelling units for a 7,500 sq. ft. parcel:

- Allowed density is 1 dwelling per 3,000 square feet.
- A 7,500 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

D. **Setbacks.**

1. Front yard setback: Minimum of twenty (20) feet.
2. Side yard setback: Dwellings, and non-residential structures or uses:
 - a. Adjoining the A-2 zoning district or a non-residential zoning district: Minimum of five feet.
 - b. Adjoining a different residential zoning district:
 - i. 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.
 - ii. Two-story construction: Two times the minimum required side yard setback of the adjoining residential district but not less than fifteen (15) feet.

- iii. 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.
 - c. No side yard setback shall apply for the interior side property lines of attached dwelling on individual lots.
 - d. Ten (10) foot side yard setback shall apply for the exterior side property line for attached dwelling on individual lot.
3. 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.
4. Rear yard setback:
- a. Dwellings and non-residential structures or uses adjoining the A-2 zoning district or a non-residential zoning district:
 - i. Without an alley: Minimum of fifteen (15) 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:
 - (a) Minimum of eighteen (18) feet from the nearest edge of the tract or easement to the garage door.
 - (b) 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.
 - b. Dwellings, and non-residential structures or uses adjoining a residential zoning district other than A-2:
 - 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.

5. Projections into setbacks: See Section 5.020, Exceptions to Yard Requirements, of this Code.
 6. Accessory structures in setback areas: See Section 5.010, Accessory Structures, of this Code.
 7. Distance between buildings: See Chapter 8.200, Multiple-Unit, Attached, Duplex, and Triplex Dwelling Design Standards, of this Code.
 8. Off-street parking, garages, and carports for multiple-unit attached, duplex, and triplex dwellings: See Section 8.225, Off-Street Parking, Garages, and Carports, of this Code.
- E. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.

3.065 Additional Requirements.

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required. All development on lots within the Town Center Overlay District must conform to the applicable standards of Chapter 4.600, Town Center, of this Code.
- B. All lots in this district shall have frontage or approved access to public streets, public water, and public sewer before construction shall be permitted.
- C. Recreational facilities for multiple-unit or attached dwelling developments of six (6) units or more on one (1) lot shall be provided in accordance with the regulations of Section 8.235, Recreation Areas, of this Code.
- D. Off-street parking spaces shall be provided in accordance with the requirements of Section 8.225, Off-Street Parking, Garages, and Carports, and Chapter 9, Off-Street Parking and Loading, of this Code.

3.100 NEIGHBORHOOD COMMERCIAL NC

- 3.101 Purpose. This district is intended for convenience retail and service establishments of limited scale to serve primarily the needs of nearby residents, rather than the City as a whole. It encourages physical and visual compatibility with adjacent residential development through appropriate use of landscaping, access, parking, signs, and architectural design.
- 3.103 Permitted Uses. The following uses and their accessory uses are permitted in the NC district, provided they are conducted wholly within a completely enclosed building, except off-street parking and loading:
- A. Retail establishments not to exceed sixty thousand (60,000) square feet of gross floor area per building.
 - B. Service uses, not to exceed sixty thousand (60,000) square feet of gross floor area per building.
 - C. Office uses.
 - D. Eating and drinking establishments (excluding drive-through service).
 - E. Detached and attached dwellings including residential homes, residential facilities, and registered or certified family child care homes.
 - F. Utility facilities, minor.
 - G. Mobile Food Vendor operating a food stand or food cart in accordance with Section 5.200.
 - H. Other uses similar in nature to those listed above, but not marijuana facilities or processors.
- 3.104 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the NC District:
- A. Grocery stores and convenience stores without vehicle fueling stations.
 - B. Community service uses.
 - C. Utility facilities, major.
 - D. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.105 Dimensional Standards.

- A. Lot Size and Coverage.
1. Minimum lot size: No limitation.
 2. Minimum street frontage: twenty (20) feet, except that for lots specifically created for the construction of individual duplex, triplex, or attached dwelling units, the minimum street frontage shall be sixteen (16) feet.
 3. Maximum lot coverage: eighty (80) percent of net parcel area, not to exceed sixty thousand (60,000) square feet.
 4. Maximum lot size: Three (3) acres.
- B. Setbacks.
1. Front yard setback: None.
 2. Side yard setback: None, except property abutting a residential zoning district shall have the same side yard setback as required in the abutting district.
 3. Street side yard setback: None.
 4. Rear yard setback: None, except property abutting a residential zoning district shall have the same rear yard setback as required in the abutting district, but in no case shall it be less than fifteen (15) 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 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 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. General Density Requirements. The maximum residential density shall be one dwelling unit per two thousand (2,000) square feet of net land area.
- E. Minimum Density. For new developments that are exclusively residential, residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum/minimum dwelling units for a 5,000 sq. ft. parcel:

- Allowed density is 1 dwelling per 2,000 square feet.
- A 5,000 square foot parcel yields 2.5 dwelling units; round down to 2 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×2 which yields 1.6 dwelling units; rounded down to 1 dwelling unit for minimum number of units.]

3.106 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. Residential uses shall also comply with the standards of Subsection 4.680(C)(2) and Section 4.690 of this Code.
- D. Vehicle fueling stations are prohibited.

3.110 COMMUNITY COMMERCIAL CC

3.111 Purpose. This district is intended for the shopping needs of several neighborhoods in locations easily accessible to such neighborhoods.

3.113 Permitted Uses. The following uses and their accessory uses are permitted in the CC district:

- A. Any use permitted in the Neighborhood Commercial (NC) district except for dwelling units, which are only allowed above the first floor of a commercial building.
- B. Retail establishments, not to exceed sixty thousand (60,000) square feet of gross floor area per building.
- C. Service uses, not to exceed sixty thousand (60,000) square feet of gross floor area per building.
- D. Office uses.
- E. Medical or dental clinics or laboratories.
- F. Motels or hotels.
- G. Eating and drinking establishments (including drive-through).
- H. Utility facilities, minor.
- I. Mobile Food Vendor operating a Food Stand, Food Cart, Food Trailer, or Food Kiosk in accordance with Section 5.200.
- J. Commercial amusements up to twenty thousand (20,000) square feet, except for theaters, arenas, and auditoriums.
- K. Other uses similar in nature to those listed above with a Director's Interpretation in accordance with Section 6.400, but not marijuana facilities or processors.

3.114 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the CC district:

- A. Retail buildings exceeding sixty thousand (60,000) square feet of gross floor area per building.
- B. Automotive service stations where no repair work is conducted.
- C. Motion picture theaters.

- D. Secondhand stores with all merchandise displayed and stored completely within a building.
- E. Community service uses.
- F. Utility facilities, major.
- G. Commercial amusements between twenty thousand one (20,001) and sixty thousand (60,000) square feet.
- H. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.115 Dimensional Standards.

- A. Lot Area, Lot Width, and Lot Depth: No minimum requirement.
- B. Street Frontage: Minimum twenty (20) feet.
- C. Setbacks.
 - 1. Front yard setback: Minimum of twenty (20) feet.
 - 2. Side yard setback: None, except property abutting a residential zoning district shall have the same side yard setback as required by the abutting district.
 - 3. Street side yard setback: Minimum of ten (10) feet.
 - 4. Rear yard setback: None, except property abutting a residential zoning district shall have the same rear yard setback as required by the abutting district, but in no case shall be less than fifteen (15) 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 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.
- D. Height Limitation. The maximum height of a structure shall be forty-five (45) feet.

3.116 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.

3.120 GENERAL COMMERCIAL GC

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

3.122 Permitted Uses. The following uses and their accessory uses are permitted in the GC district:

- A. Any use permitted in the NC or CC district except for dwellings. Retail buildings are not limited to sixty thousand (60,000) square feet of gross floor area.
- B. Commercial amusements.
- C. Printing, lithographing, or publishing.
- D. Service uses that are completely enclosed building other than outside storage of merchandise, supplies, or outside work areas all of which must be screened from the public right-of-way and adjacent residential, apartment, and NC districts.
- E. Accessory uses customarily incidental to any of the above uses when located on the same lot, provided that such uses, operations, or products are not objectionable due to odor, dust, smoke, noise, vibration, or similar causes.
- F. Utility facilities, minor.
- G. Mobile Food Vendor operating a Food Stand, Food Cart, Food Trailer, or Food Kiosk in accordance with Section 5.200.
- H. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.123 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the GC district:

- A. Wholesale distribution outlets, including warehousing.
- B. Off-street parking, and storage of truck tractors and/or semi-trailers.
- C. Heliport landings.
- D. Outdoor stadiums and race tracks.
- E. Automobile and trailer sales areas.
- F. Community service uses.

- G. Utility facilities, major.
- H. 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.
- I. Other uses similar in nature to those listed above, but not marijuana processors.

3.124 Dimensional Standards.

- A. Setbacks.
 - 1. Front yard setback: Minimum of twenty (20) feet.
 - 2. Side yard setback: None, except property abutting a residential zoning district shall have the same side yard setback as required by the abutting district.
 - 3. Street side yard setback: Five (5) feet on a through street or a corner lot abutting a street.
 - 4. Rear yard setback: None, except property abutting a residential zoning district shall have the same rear yard setback as required by the abutting district, but in no case shall be less than fifteen (15) 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.
 - 6. Minimum street frontage: Fifty (50) feet.
- B. Height Limitation. The maximum height of a structure shall be forty-five (45) feet.

3.125 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.

3.130 CENTRAL BUSINESS DISTRICT CBD

3.131 Purpose. This district is intended to provide for retail, personal, professional, business and industrial services within the Town Center (TC).

3.132 Permitted Uses. The following uses are permitted in the CBD:

- A. Dwelling units, including mixed use commercial and residential development.
- B. Museums, theaters, galleries, or studios for art, dance, and photography.
- C. Parking garages or parking lots.
- D. Service uses.
- E. Eating and drinking establishments.
- F. Retail establishments with fifteen thousand (15,000) square feet or less of gross floor area.
- G. Office uses.
- H. Water-oriented recreational facilities.
- I. Utility facilities, minor.
- J. Bed and breakfast inns (but not subject to the provisions of Chapter 5.500, Bed and Breakfast Inn, of this Code).
- K. Hotels and motels
- L. Mobile Food Vendor operating a Food Stand, Food Cart, Food Trailer, or Food Kiosk in accordance with Section 5.200. of this Code.
- M. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.133 Conditional Uses. The following uses are permitted as conditional uses in the CBD:

- A. Assembly or limited manufacturing uses.
- B. Community service uses, except that a government building that serves exclusively as an office building shall be considered the same as professional offices and general business offices.
- C. Nursing homes, day care facilities, assisted living facilities and similar uses.

- D. Grocery stores and convenience stores without fueling stations.
- E. Retail stores with more than fifteen thousand (15,000) square feet of gross floor area.
- F. Utility facilities, major.
- G. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.134 Dimensional Standards.

- A. Lot Area, Lot Width, and Lot Depth.
 - 1. Non-residential and mixed use: No minimum requirement.
 - 2. Residential uses:
 - a. Minimum lot area shall be based on the minimum lot width and minimum lot depth standards. Where there is no minimum lot width or minimum lot depth required, there shall be no minimum lot area requirement.
 - b. Residential uses shall have the following dimensional standards:
 - i. Minimum lot width: Sixteen (16) feet.
 - ii. Minimum lot depth:
 - (a) 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.
 - (b) Ninety (90) feet for residential units with access from an alley within an easement that is part of the lot.
 - (c) 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.
- B. Street Frontage: Minimum of sixteen (16) feet.
- C. Setbacks:
 - 1. Non-residential and mixed uses: No setbacks are required from a public street right-of-way or if abutting another commercial or industrial zoning district. If

abutting a residential zoning district, the minimum setback along the abutting property line shall be twenty (20) feet.

2. Residential uses:
 - a. Front yard setback:
 - i. Without alley access:
 - (a) Minimum of twenty (20) feet to the garage door of residential units with a driveway from the public street.
 - (b) Minimum of fifteen (15) feet to the front façade of a residential unit.
 - (c) Minimum of ten (10) feet to the front porch of a residential unit.
 - ii. With alley access:
 - (a) Minimum of ten (10) feet to the front façade of the residential unit.
 - (b) Minimum of five (5) feet to the front porch of the residential unit.
 - b. Side yard setback:
 - i. Adjoining a non-residential or A-2 zoning district: Minimum of five (5) feet.
 - ii. Adjoining a residential zoning district other than A-2:
 - (a) 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.
 - (b) 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.
 - (c) The minimum side yard setback from an adjoining rear yard may be reduced as provided in Section 3.137 of this Chapter.
 - iii. No side yard setback for interior side property lines of duplexes, triplexes, and attached dwellings on individual lots.
 - c. Street side yard setback: None required unless the street side yard is used

for a driveway, in which case the minimum setback shall be eighteen (18) feet to the garage.

d. Rear yard setback:

i. Adjoining a non-residential zoning district:

(a) Without an alley: Minimum of ten (10) feet.

(b) With an alley that is platted either as an easement or as a separate tract that is at least twenty (20) feet in width: Minimum of five (5) feet from the nearest edge of the alley.

ii. Adjoining a residential district:

(a) Without an alley:

(i) Single-story construction: Minimum of fifteen (15) feet.

(ii) Two-story and greater construction: Minimum of twenty (20) feet.

(iii) The minimum rear yard setback may be reduced as provided in Section 3.137 of this Chapter.

(b) With an alley that is platted either as an easement or a separate tract that is at least twenty (20) feet in width: Minimum of five (5) feet to the nearest edge of the alley, regardless of the number of stories.

D. Residential Density.

1. Maximum residential density when the dwellings are all on one (1) lot shall be one (1) dwelling unit per one thousand five hundred (1,500) square feet of net land area, otherwise the maximum density shall be determined on the basis of the minimum lot area standards as established in Subsection (A)(2) of this Section.
2. For 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, the maximum residential density when the dwellings are all on one (1) lot shall be one (1) dwelling unit per 1,000 square feet of net land area. There is no maximum residential density for units on individual lots within this area.
3. For exclusively residential developments, residential development is required to be built at eighty percent (80%) or more 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. 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.

[Example: Computing maximum and minimum dwelling units for a 5,000 sq. ft. parcel:

- Allowed density is 1 dwelling per 1,500 square feet.
- A 5,000 square foot parcel yields 3.3 dwelling units; round down to 3 dwelling units for maximum number of units.
- Eighty percent minimum density is 0.8×3 which yields 2.4 dwelling units; rounded down to 2 dwelling unit for minimum number of units.]

4. Apartment units built in conjunction with a commercial use are not subject to the above maximum and minimum density standards.
- E. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.

3.136 Additional Requirements.

- A. Access and Circulation. Adequate provisions for access and internal circulation of vehicles shall be provided for all uses allowed in the CBD in accordance with the requirements of this Code.
- B. External Storage of Merchandise. The external storage of merchandise and/or materials, directly or indirectly related to a business, is hereby prohibited within the CBD.
- C. Outdoor Displays of Merchandise. Outdoor displays of merchandise are permitted during business hours only and shall not exceed ten percent (10%) of the total retail sales area.
- D. Off-Street Parking and Loading.
 1. No off-street parking and loading shall be required for non-residential uses.
 2. A minimum of two (2) parking spaces per unit is required for residential uses, except that dwelling units in conjunction with commercial uses are required to have a minimum of one (1) parking space per dwelling unit.
 3. When parking is provided, the parking shall conform to the standards of Chapter 9, Off-Street Parking and Loading, of this Code. When conflicts exist between this Section and Chapter 9, Off-Street Parking and Loading, of this Code, this Section shall apply.
- E. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required. The Design Standards for Central Business District, listed in Appendix A of this Code, shall also apply to the CBD.

- F. Town Center Overlay District. The applicable provisions of Chapter 4.600, Town Center, of this Code shall apply to the CBD.

3.137 Reduced Setback Allowed. The minimum side yard setback for residential uses adjoining a rear yard in a residential zoning district other than A-2, 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.

[Example: A three-story building may be set back as close as fifteen (15) feet to the rear property line if the building does not exceed the maximum thirty-five (35) foot building height and it does not project above the reduced (ten-foot lower) maximum building height ceiling.

3.140 MIXED OFFICE/HOUSING DISTRICT MO/H

- 3.141 Purpose. This district is intended to provide a compatible mix of office, employment, and housing opportunities in close proximity to the Troutdale Central Business District. The MO/H district is intended to promote a compact development form consistent with the Troutdale Town Center Plan.
- 3.142 Permitted Uses. The following uses and their accessory uses are permitted in the MO/H district provided they are conducted wholly within a completely enclosed building, except off-street parking and loading:
- A. Professional offices.
 - B. Medical or dental clinics or laboratories.
 - C. Personal service uses with a maximum gross floor area of two thousand (2,000) square feet and provided in conjunction with residential development. The maximum square footage shall be considered a use limitation.
 - D. Galleries or studios for art, dance, etc.
 - E. Day care facilities.
 - F. Dwelling Units.
 - G. Mixed use commercial and residential development.
 - H. Nursing homes day care facilities, assisted living facilities and similar uses.
 - I. Shared dwelling.
 - J. Parks and playgrounds.
 - K. Utility facilities, minor.
 - L. Mobile Food Vendor operating a Food Stand, Food Cart, Food Trailer, or Food Kiosk in accordance with Section 5.200.
 - M. Other uses similar in nature to those listed above, but not marijuana facilities or processors.
- 3.143 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the MO/H district:
- A. Personal service uses with a gross floor area greater than two thousand (2,000) square feet or not provided in conjunction with residential development.

- B. Retail uses and restaurants with a maximum gross floor area of fifteen thousand (15,000) square feet, except that retail uses and restaurants located within a building that existed prior to March 10, 1950 shall be subject to a maximum gross floor area of forty thousand (40,000) square feet. The maximum square footage shall be considered a use limitation.
- C. Community service uses.
- D. Utility facilities, major.
- E. Other uses similar in nature to those listed above, but not marijuana facilities or processors.

3.144 Dimensional and Density Standards.

- A. Lot Area, Lot Width, and Lot Depth.
 - 1. Non-residential uses and apartment units in conjunction with a commercial use: No minimum requirement.
 - 2. Exclusively residential uses: Same as the CBD zoning district.
- B. Street Frontage: Minimum of twenty (20) feet, except that for lots specifically created for the construction of individual duplex, triplex, or attached dwelling units, the minimum street frontage shall be sixteen (16) feet.
- C. Setbacks. Same as the CBD zoning district.
- D. Height Limitation. The maximum height of a structure shall be thirty-five (35) feet.
- E. Building Size. No building shall have a footprint greater than twenty thousand (20,000) square feet, unless the building was in existence prior to March 10, 1950.
- F. Maximum and Minimum Density. Maximum and minimum residential density for exclusively residential uses shall be the same as the CBD density standard.
- G. Attached dwellings approved in a mixed use with commercial use are not subject to the maximum and minimum density standards.

3.145 Additional Requirements.

- A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required.
- B. Landscaping Requirements. In addition to the standards of Chapter 11,
 - 1. If residential use is provided: Minimum of fifteen percent (15%) of the site area.

2. If no residential use is provided: Minimum of five percent (5%) of the site area.
- C. No off-street parking spaces are required except for residential development. A minimum of two (2) spaces are required for each residential unit, except that attached dwellings in conjunction with commercial uses are required to have a minimum of one (1) parking space per apartment unit. Off-street parking shall conform to the off-street parking standards of Chapter 9, Off-Street Parking and Loading, of this Code. When conflicts exist between this Section and Chapter 9, Off-Street Parking and Loading, of this Code, this Section shall apply.
 - D. Development shall conform to the TC district design standards. Where a conflict occurs between the standards of the TC district and this district or Chapter 8, the more restrictive shall apply.

3.150 INDUSTRIAL PARK**IP**

- 3.151 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.
- 3.152 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.

3.153 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.

3.154 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.

3.155 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.

3.160 LIGHT INDUSTRIAL**LI**

- 3.161 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.
- 3.162 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.

3.163 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 Chapter.
- 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.

3.164 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.

3.165 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.

3.170 GENERAL INDUSTRIAL**GI**

- 3.171 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.
- 3.172 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.
- 3.173 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.

3.174 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 Chapter.

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 right-of-ways 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.

3.175 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.

3.180 OPEN SPACE OS

- 3.181 Purpose. The district is intended to provide and preserve open space areas.
- 3.182 Applicability. In addition to other areas which may be so zoned by the City, this district shall apply to publicly owned parklands.
- 3.183 Permitted Uses. The following uses and their accessory uses are permitted in the OS district:
- A. Parks or playgrounds.
 - B. Picnic grounds.
 - C. Wildlife and nature preserves.
 - D. Nature trails and/or bikeways.
 - E. Utility facilities, minor.
 - F. Other uses similar in nature to those listed above.
- 3.184 Conditional Uses. The following uses and their accessory uses are permitted as conditional uses in the OS district:
- A. Boat ramps.
 - B. Swimming facilities.
 - C. Community gardens.
 - D. Ball fields.
 - E. Tennis courts.
 - F. Community service uses.
 - G. Utility facilities, major.
 - H. Other uses similar in nature to those listed above.
- 3.185 Development Criteria. Development criteria shall include, but are not limited to, the following:
- A. OS district uses shall be compatible with adjacent land uses.
 - B. Picnic grounds and parking facilities shall be equipped with trash receptacles.

- C. OS districts shall be maintained by the City if publicly owned; by the owner(s) if privately owned.
- D. A conditional use located within a permitted use shall be compatible with that permitted use.