TABLE OF CONTENTS

Article	e 1 Using the Community Development Code	
	How to Use the Community Development Code	[1.00]-1
Article	e 2 Introductory Provisions	
	Title and Code Designation	[2.00]-1
	Publication	
	Purpose	
	Scope and Compliance	
2.0005	Conditions	[2.00]-2
	Interpretation	
	Severability	
2.0008	Abatement and Penalty	[2.00]-3
2.0009	Fees and Deposits	[2.00]-3
Article	e 3 General Terms	
	Definitions	
	General Provisions	
	List of Terms	
	General Terms and Definitions	
	Habitat Conservation Area Terms and Definitions	
	HCA, ESRA, and Article 5 Terms and Definitions	
	Renewable Energy Related Terms and Definitions	
3.0150	Tree Related Terms and Definitions	[3.01]-55
	Temporary, Intermittent and Interim Uses Terms and Definitions	[3.01]-56
	Land Use Classifications	
3.0201	Purpose	[3.02]-2
	How to Use the Classification System	
	General	[3.02]-3
3.0204	Classifying a Use	[3.02]-3
3.0205	Multiple Primary Uses	[3.02]-4
	Determination of Similar Use	
3.0210	Residential Classifications	[3.02]-5
3.0211	Single-Family Detached Dwelling	[3.02]-5
3.0212	Duplex	[3.02]-5
3.0213	Single-Family Attached Dwellings	[3.02]-5
3.0214	Attached Dwellings on a Single Lot	[3.02]-6
3.0215	Elderly Housing	[3.02]-6
3.0216	Manufactured Dwelling Park	[3.02]-7
3.0217	Residential Facility	[3.02]-7
3.0218	Residential Home	[3.02]-7

3.0230	Commercial Classifications	[3.02]-8
	Auto-Dependent Use	
3.0232	Business and Retail Service and Trade	[3.02]-8
	Clinics	
3.0234	Commercial Parking	[3.02]-10
	Daycare Facilities	
	Live-Work	
	Major Event Entertainment	
	Mini-Storage Facilities	
3.0239	Outdoor Commercial	[3.02]-11
	Industrial Classifications	
	Construction	
	Exclusive Heavy Industrial	
3.0253	Industrial Office	[3.02]-12
3.0254	Information Services	[3.02]-12
	Manufacturing	
3.0256	Miscellaneous Industrial	[3.02]-13
	Trade Schools	
	Transportation/Distribution_	
	Warehousing/Storage	
	Waste Management	
	Wholesale Trade	
3.0270	Institutional Classifications	[3.02]-15
3.0271	Civic Uses	[3.02]-15
	Community Services	
	Medical	
3.0274	Parks, Open Spaces and Trails	
	Religious Institutions	
	Schools	
	Renewable Energy	
	Solar Energy Systems	
	Wind Energy Systems	
	Biomass Energy Systems	
	Geothermal Energy Systems	
	Micro-Hydro Energy Systems	
	Other Classifications	
	Basic Utilities	
	Heliport Facilities	
3.0293	Wireless Communication Facilities	[3.02]-20
Article	e 4 Land use Districts and Plan Districts	
4.0100	Residential Land Use Districts	
4.0101	Purpose	[4.01]-2
4.0110	Low Density Residential-5 (LDR-5)	[4.01]-2
4.0111	Low Density Residential-7 (LDR-7)	[4.01]-2
	Transit Low Density Residential (TLDR)	

4.0113	Transition Residential (TR)	[4.01]-3
4.0114	Moderate Density Residential-12 (MDR-12)	[4.01]-3
	Moderate Density Residential-24 (MDR-24)	
	Office / Residential (OFR)	
	Permitted Uses	
4.0130	Residential Land Use District Standards	[4.01]-5
4.0131	Additional Standards for the LDR-5 and LDR-7 Districts	[4.01]-12
	Additional Standards for the LDR-5, LDR-7, TR and TLDR Districts	
	Single-Family Attached Dwelling Standards for Phasing and Design Review	
4.0134	Standards for Residential Districts Other than LDR-5, LDR-7, TLDR and TR	[4.01]-15
	Single Family and Duplex Construction on a Lot	
	Manufactured Dwelling Requirements	
4.0138	Residential Compatibility Standards for LDR-5, LDR-7, TLDR and TR	[4.01]-17
4.0139	Large Lot Subdivision Option for LDR-5 and LDR-7	[4.01]-22
	Solar Energy Standards for Residential Districts	
	Wind Energy Standards for Residential Districts	
	Biomass Energy Standards for Residential Districts	
	Geothermal Energy Standards for Residential Districts	
4.0144	Micro-Hydro Energy Standards for Residential Districts	[4.01]-26
	Poultry, Livestock and Beekeeping	
4.0200	Commercial Land Use Districts	
4.0201	Purpose	[4.02]-1
4.0210	Neighborhood Commercial District (NC)	[4.02]-1
4.0212	Central Rockwood and Corridor Districts	[4.02]-1
4.0220	Permitted Uses	[4.02]-2
	Commercial Land Use District Standards	
4.0231	Additional Commercial Land Use District Standards	[4.02]-5
	Solar Energy Standards for Commercial Districts	
4.0233	Wind Energy Standards for Commercial Districts	[4.02]-5
4.0234	Biomass Energy Standards for Commercial Districts	[4.02]-6
	Geothermal Energy Standards for Commercial Districts	
	Micro-Hydro Energy Standards for Commercial Districts	
4.0300	Industrial Land Use Districts	
4.0301	Purpose	[4.03]-1
	Heavy Industrial (HI)	
4.0311	General Industrial (GI)	[4.03]-1
4.0320	Permitted Uses	[4.03]-2
4.0330	Development Standards Table	[4.03]-5
4.0331	Additional Industrial District Standards	[4.03]-6
	Solar Energy Standards for Industrial Districts	
4.0333	Wind Energy Standards for Industrial Districts	[4.03]-8
	Biomass Energy Standards for Industrial Districts	
	Geothermal Energy Standards for Industrial Districts	[] 0

4.0336	Micro-Hydro Energy Standards for Industrial Districts	[4.03]-8
4.0341	Green Development Practices for Stormwater Management	[4.03]-9
	Corridor Districts	
4.0401	Purpose	[4.04]-2
	Rockwood Town Center (RTC)	
	Station Centers (SC)	
4.0412	Corridor Multi-Family (CMF)	[4.04]-2
	Corridor Mixed Use (CMU)	
	Community Commercial (CC)	
	Moderate Commercial (MC)	
	Permitted Land Uses	
4.0430	Development Standards	[4.04]-7
4.0431	Lot Size and Dimensions	[4.04]-12
4.0432	Floor Area Ratio	[4.04]-12
4.0433	Setbacks	[4.04]-13
4.0434	Building Height	[4.04]-13
4.0435	Transit Design Criteria and Standards in Central Rockwood and	
	Corridor Districts	[4.04]-14
4.0436	Commercial Uses	
	Outdoor Commercial Uses	
4.0439	Clear Vision Area Requirements	[4.04]-15
4.0440	Off-Street Parking for Single-Family Attached Dwellings in the Rockwood To	[] 1 <i>0</i> own
	Center, Station Center, and Station Center (Ruby Junction Overlay) Districts	
4.0441	Public Facilities and Supplementary Requirements	
	Solar Energy Standards for Corridor Districts	
	Wind Energy Standards for Corridor Districts	
	Biomass Energy Standards for Corridor Districts	
	Geothermal Energy Standards for Corridor Districts	
4.0446	Micro-Hydro Energy Standards for Corridor Districts	[4.04]-17
4 1000	Diam Districts	
	Plan Districts	F4 101 1
4.1000	Enabling Legislation	[4.10]-1
4.1100	Downtown Plan District	
4.1101	Purpose	[4.11]-3
4.1102	Downtown Design Principles	[4.11]-6
4.1109	Downtown Sub-Districts	[4.11]-7
4.1110	Downtown Commercial Core (DCC)	[4.11]-8
4.1111	Downtown Mixed Use (DMU)	[4.11]-8
4.1112	Downtown Transit Mid-Rise (DTM)	[4.11]-8
4.1113	Downtown Employment Mid-Rise (DEM)	[4.11]-8
4.1114	Downtown Residential Low-Rise-1 (DRL-1)	[4.11]-8
4.1115	Downtown Residential Low-Rise-2 (DRL-2)	[4.11]-9
	Downtown Mixed-Use Commercial Low-Rise (DCL)	
4.1117	Split-Zoned Development Sites	[4.11]-9

4.1120	Permitted Land Uses	[4.11]-9
	Required First-floor Uses	
4.1130	Downtown Plan Sub-District Standards	[4.11]-13
4.1131	Bonus Elements	[4.11]-18
4.1132	Limitations on Outdoor Commercial Activity	[4.11]-20
	Limitations on Drive-Throughs	
	Solar Energy Standards for Downtown Districts	
	Wind Energy Standards for Downtown Districts	
	Biomass Energy Standards for Downtown Districts	
	Geothermal Energy Standards for Downtown Districts	
4.1138	Micro-Hydro Energy Standards for Downtown Districts	[4.11]-23
4.1140	Street Type Purpose	[4.11]-25
4.1141	Public Works Standards Coordination	[4.11]-26
4.1143	Downtown Street Types Standards	[4.11]-28
4.1151	Design Guidelines and Standards	[4.11]-45
	Civic Neighborhood Plan District	
	Purpose	
4.1210	Civic Neighborhood Design Principles	[4.12]-6
	Civic Neighborhood Sub-Districts	
	Civic Neighborhood Sub-Districts Map	
4.1222	Civic Neighborhood Residential Mid-Rise (CNRM)	[4.12]-8
4.1223	Civic Neighborhood Transit Moderate Density (CNTM)	[4.12]-8
4.1224	Civic Neighborhood Transit High Density (CNTH)	[4.12]-8
4.1225	Split-Zoned Development Sites	[4.12]-8
	Permitted Land Uses	
4.1230	Civic Neighborhood Sub-District Standards	[4.12]-12
4.1231	Floor Area Ratio	[4.12]-14
4.1232	Limitations on Outdoor Commercial Activity	[4.12]-14
4.1233	Drive-Through Uses	[4.12]-14
	Solar Energy Standards for Civic Neighborhood Districts	
4.1235	Wind Energy Standards for Civic Neighborhood Districts	[4.12]-15
4.1236	Biomass Energy Standards for Civic Neighborhood Districts	[4.12]-15
	Geothermal Energy Standards for Civic Neighborhood Districts	
4.1238	Micro-Hydro Energy Standards for Civic Neighborhood Districts	[4.12]-15
4.1240	Streets	[4.12]-16
4.1241	Street Type Purpose	[4.12]-16
4.1242	Public Works Standards Coordination	[4.12]-16
4.1243	Civic Neighborhood Street Type Standards	[4.12]-17
4.1250	Civic Neighborhood Design Guidelines and Standards	[4.12]-28
4 1 2 0 0		
	Gresham Butte Plan District	F4 107 1
4.1301	Purpose Torres of Development Allowed and Sethook Minimum	[4.13]-1
	Types of Development Allowed and Setback Minimum	
4.1311	Density and Average Lot Sizes	[4.13]-2
4.1312	Site Development Requirements	[4.13]-2

4.1400	Pleasant Valley Plan District	
4.1401	Purpose	[4.14]-4
4.1402	Pleasant Valley Plan District Plan Map	[4.14]-4
	Pleasant Valley Sub-Districts in General	
4.1404	Low-Density Residential - Pleasant Valley (LDR-PV)	[4.14]-5
	Medium-Density Residential - Pleasant Valley (MDR-PV)	
	High-Density Residential - Pleasant Valley (HDR-PV)	
	Permitted Uses	
4.1408	Development Standards Table	[4.14]-8
4.1409	Building Height and Height Transition Standards	[4.14]-13
	Duplexes in the LDR-PV Sub-district	
4.1411	Safe Neighborhood Design Performance Standards	[4.14]-14
	Public Facilities and Supplemental Requirements	
	Town Center - Pleasant Valley (TC- PV)	
4.1417	Mixed-Use Employment - Pleasant Valley (MUE-PV)	[4.14]-17
	Neighborhood Center – Pleasant Valley (NC-PV)	
	Employment Center - Pleasant Valley (EC-PV)	
	Permitted Uses	
4.1421	Development Standards Table	[4.14]-20
4.1422	Minimum Floor Area Ratio	[4.14]-22
	Setbacks	[4.14]-22
4.1424	Building Height_	[4.14]-22
	Transit Design Criteria and Standards	
	Landscaping	
	Commercial Uses	
	Architectural Design Review	
	Public Facilities and Supplementary Requirements	
	vironmentally Sensitive/Restoration Areas	
	Purpose	
4.1431	How the ESRA PV Works	[4.14]-26
	ESRA-PV Map Applicability	
4.1433	ESRA-PV Sub-district Permit_	[4.14]-27
	Emergencies	[4.14]-27
4.1435	Prohibited Uses	[4.14]-27
4.1436	Uses Allowed Outright (Exempted)	[4.14]-28
	Uses Allowed Under Prescribed Conditions	
	General Development Standards	
	New Development Standards	
	Existing Development Standards	
4.1441	Standards for Utilities, Utility Lines and Stormwater Facilities	[4.14]-31
4.1442	Standards for Rights of Way and Public Access Easements	[4.14]-32
	Standards for Land Divisions	
	Standards for Trails	
	Mitigation Standards	
4.1446	Alternative Mitigation Standards	[4.14]-36
4.1447	Adjustment from Standards	[4.14]-37

4.1448	Development Permit Application Type	[4.14]-37
4.1449	Required Site Plans	[4.14]-38
	Mitigation Plan Report	
	Density Transfer	
4.1452	Map Verification and Modification of ESRA-PV Boundary	[4.14]-40
	Corrections to Violations	
4.1454	Consistency and Relationship to Other Regulations	[4.14]-43
	Overlay Sub-districts in General	
4.1461	Sub-district Location and Boundaries	[4.14]-43
4.1462	Elementary School Overlay – Pleasant Valley (ESO-PV) and Middle	·
	School Overlay – Pleasant Valley (MSO-PV)	[4.14]-43
	Neighborhood Park Overlay (NPO-PV)	
	Community Park Overlay (CPO-PV)	
4.1465	Neighborhood Transition Design Area Overlay Sub-district	[4.14]-45
	Green Development Practices and Green Streets for Stormwater Management	
	Tree Planting Requirements	
	nt Valley Master Plans	
	Purpose	[4.14]-49
	Applicability	
4.1472	Master Plans and Refinements of Sub-district Boundaries	[4.14]-51
	Level of Detail	
	Size of Master Plan	
4.1475	Neighborhood Design Guidelines	[4.14]-52
4.1476	Housing Variety	[4.14]-52
	Density Transition	
	Neighborhood Transition Design Areas	
	Circulation Network	
	Parks, Open Space, and Natural Areas	
	Storm Management, Green Development Practices and Green Streets	
	Water and Sanitary Sewer Systems	
	· Plan Procedures	
	Procedures	[4.14]-56
	Approval Criteria	
4.1485	Duration and Implementation	[4.14]-57
	City-Initiated Master Plan	
Renew	able Energy Standards for Pleasant Valley Districts	
	Solar Energy Standards for Pleasant Valley Districts	[4.14]-57
	Wind Energy Standards for Pleasant Valley Districts	
4.1489	Biomass Energy Standards for Pleasant Valley Districts	[4.14]-59
4.1490	Geothermal Energy Standards for Pleasant Valley Districts	[4.14]-60
4.1491	Micro-Hydro Energy Standards for Pleasant Valley Districts	[4.14]-60
	Springwater Plan District	
	Purpose	
4.1502	Springwater Plan District Plan Map	[4.15]-4
4.1503	Springwater Sub-Districts in General	[4.15]-4

4.1504	Very Low Density Residential - Springwater (VLDR-SW)	[4.15]-5
	Low Density Residential - Springwater (LDR-SW)	
4.1506	Townhouse Residential - Springwater (THR-SW)	[4.15]-5
	Permitted Uses	
4.1508	Development Standards Table	[4.15]-7
4.1510	Safe Neighborhood Design Performance Standards	[4.15]-9
	Public Facilities and Supplementary Requirements	
	Small Lot Design Standards	
	Village Center - Springwater (VC-SW)	
4.1517	Research/Technology Industrial – Springwater (RTI-SW)	[4.15]-11
	Industrial – Springwater (IND – SW)	
	Neighborhood Commercial (NC-SW)	
	Permitted Uses	
4.1521	Development Standards Table	[4.15]-15
	Setbacks	
4.1524	Building Height_	[4.15]-17
	Pedestrian Design Criteria and Standards	
	Landscaping	- 4 4 4 -
4.1527	Outdoor Commercial and Industrial Uses	
4.1528	Architectural Design Review	[4.15]-18
	Public Facilities and Supplementary Requirements	
	Master Plans	
	Purpose	
4.1532	Applicability	[4.15]-20
4.1533	Level of Detail	[4.15]-20
4.1534	Location of Master Plan	[4.15]-20
4.1535	Buffering and Screening	[4.15]-20
4.1560	Overlay Sub-districts in General	[4.15]-21
4.1561	Sub-districts Location and Boundaries	[4.15]-21
	Neighborhood Park Overlay	
	Community Park Overlay	F 4 1 5 7 0 0
4.1564	Stormwater Green Development Practices	
	Tree Planting Requirements	
4.1566	Xeriscape Landscaping Requirements	[4.15]-25
	Lighting Requirements	
	Green Building Standards	
Spring	water Environmentally Sensitive Resource Area (ESRA) District	
	Purpose	[4.15]-28
4.1571	How the ESRA-SW Works	[4.15]-28
	ESRA-SW Map Applicability	
4.1573	ESRA-SW Sub-district Permit	[4.15]-29
	Emergencies	
	Prohibited Uses	
4.1576	Uses Allowed Outright (Exempted)	[4.15]-30
	Uses Allowed Under Prescribed Conditions	
	General Development Standards	

4.1579	Maximum Disturbance Allowance for Constrained Lots of Record	[4.15]-33
	Existing Development Standards	
4.1581	Standards for Utilities, Utility Lines and Stormwater Facilities	[4.15]-34
	Standards for Rights of Way and Public Access Easements	
	Standards for Land Divisions	
	Standards for Trails	
	Mitigation Standards	
	Alternative Mitigation Standards	
	Adjustment from Standards	
4 1588	Development Permit Application Type	[4 15]-40
	Required Site Plans	
	Mitigation Plan Report	
	Density Transfer	
4 1592	Map Verification and Modification of ESRA-SW Boundary	[4 15]-43
	Corrections to Violations	
1.1501	Consistency and Relationship to Other Regulations	[4.15]-45
	able Energy Standards for Springwater Districts	[4.13]-43
	Solar Energy Standards for Springwater Districts Solar Energy Standards for Springwater Districts	[A 15] A5
	Wind Energy Standards for Springwater Districts	
	Biomass Energy Standards for Springwater Districts	
	Geothermal Energy Standards for Springwater Districts	
4.1399	Micro-Hydro Energy Standards for Springwater Districts	[4.13]-49
Article	e 5 Overlay Districts	
		F 001 4
	Overlay Districts	[5.00]-1
5 01100	Floodplain Overlay District	
	T. I. C. D. C.	FF 013 1
5.0101	Introductory Provisions	[5.01]-1
5.0101 5.0102	Warning and Disclaimer of Liability	[5.01]-2
5.0101 5.0102 5.0103	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries	[5.01]-2 [5.01]-2
5.0101 5.0102 5.0103 5.0104	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability	[5.01]-2 [5.01]-2 [5.01]-2
5.0101 5.0102 5.0103 5.0104 5.0110	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses	[5.01]-2 [5.01]-2 [5.01]-2 [5.01]-3
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District	[5.01]-2 [5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways	[5.01]-2 [5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-5
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-7
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-7
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-7
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones)	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-7
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126 5.0200	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones) Hillside Physical Constraint Overlay District	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-7 [5.01]-8
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126 5.0200 5.0201	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones) Hillside Physical Constraint Overlay District Purpose	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-8 [5.01]-8
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126 5.0200 5.0201 5.0202	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones) Hillside Physical Constraint Overlay District Purpose Definition and Applicability	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-7 [5.01]-7 [5.01]-8 [5.01]-8
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126 5.0200 5.0201 5.0202 5.0210	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones) Hillside Physical Constraint Overlay District Purpose Definition and Applicability Submittal Requirements	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-6 [5.01]-7 [5.01]-8 [5.01]-8 [5.02]-1 [5.02]-2 [5.02]-3
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126 5.0200 5.0201 5.0202 5.0210 5.0220	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones) Hillside Physical Constraint Overlay District Purpose Definition and Applicability Submittal Requirements Development Standards	[5.01]-2 [5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-7 [5.01]-7 [5.01]-8 [5.01]-8 [5.02]-1 [5.02]-3 [5.02]-10
5.0101 5.0102 5.0103 5.0104 5.0110 5.0120 5.0121 5.0122 5.0123 5.0124 5.0125 5.0126 5.0200 5.0201 5.0202 5.0210 5.0220 5.0221	Warning and Disclaimer of Liability Interpretation of FIRM Boundaries Applicability Permitted Land Uses Standards for Development in the Floodplain Overlay District Floodways Coordination With Other Regulatory Agencies Information to be Obtained and Maintained Alteration of Watercourses Flood Management Performance Standards Standards for Shallow Flooding Areas (AO Zones) Hillside Physical Constraint Overlay District Purpose Definition and Applicability Submittal Requirements	[5.01]-2 [5.01]-2 [5.01]-3 [5.01]-3 [5.01]-5 [5.01]-7 [5.01]-7 [5.01]-8 [5.02]-1 [5.02]-1 [5.02]-10 [5.02]-10

5.0223	Minimizing Site Disturbance	[5.02]-12
	Trees and Vegetation_	
	Surface and Groundwater Drainage	
5.0227	Development in "Further Review Areas"	[5.02]-14
5.0300	Historic and Cultural Landmarks Overlay District	
5.0301	Introductory Provisions	[5.03]-1
5.0310	Permitted Land Uses	[5.03]-1
	Dimensional Development Standards and Non-Conforming Signs	
	Review of Proposed Alterations Affecting the Exterior Appearance	
	of Landmarks	[5.03]-2
5.0322	Review of Proposed Demolition of Landmark Buildings	[5.03]-3
5.0323	Review of Proposed Actions Affecting Landmark Objects	[5.03]-4
5.0324	Discovery of Archaeological Objects and Sites North of Interstate 84	[5.03]-4
5.0325	Criteria for Designation of Historic and Cultural Landmarks	[5.03]-5
5.0326	Procedure for Designation as a Historic or Cultural Landmark	[5.03]-6
5.0327	Procedure for a Change in Status or for Removal of Historic or Cultural	
	Landmark Designation	[5.03]-7
5.0328	Procedure for Proposed Alterations or Demolition Affecting a Landmark	[5.03]-7
5.0329	Requirements for Historic Resources Inventory	[5.03]-7
5.0330	Historic and Cultural Landmarks List	[5.03]-8
5.0400	Habitat Conservation Area (HCA) Overlay District	
5.0401		[5.04]-1
5.0402	Applicability	
	Exempt Uses and Conditioned Activities	
	Prohibitions	
	Construction Management Plans	
	Specific Development Standards	
5.0412	Alternative Discretionary Development Standards	[5.04]-16
	Variances	
5.0414	Map Administration and HCA Verification	[5.04]-28
	Consistency and Relationship with Other Regulations	
	Violations	
5.0417	WQRA, Water Quality Resource Area	[5.04]-37
5.0500	Open Space Overlay District	
	Introductory Provisions	[5.05]-1
	Open Space Dedication	
5.0511	Public Open Space Criteria	[5.05]-2
5.0512	Private Open Space Criteria	[5.05]-2
	Permitted Land Uses	
	Residential Density Transfer Credit	
5.0530	Site Development Requirements	[5.05]-4
	Design Standards and Supplementary Regulations	
5.0532	Conservation of Open Space	[5.05]-4

5.0600	Gresham Butte Scenic Overlay District	
	Purpose	[5.06]-1
5.0602	Permitted Uses	[5.06]-1
5.0603	Restricted Development Types	[5.06]-2
5.0604	Additional Standards in the GBSV District	[5.06]-2
	Map 5.0610 Gresham Butte Scenic Overlay District Map	
Article	e 6 Land Divisions	
6.0000	Introductory Provisions	
6.0001	Purpose and Authority	[6.00]-1
	Lot Arrangement	
	Residential District Lot and Parcel Configuration	
	Lots in Excessively Sloped Areas	
6.0013	Lot of Record	[6.00]-2
	Condominiums	
6.0100	Lot Line Adjustments and Lot Consolidations	
6.0101	Lot Line Adjustments and Lot Consolidations	[6.01]-1
	Lot Line Adjustment - Final Survey Map	
	Lot Consolidations	
6.0200	Partitions and Subdivisions	
6.0201	Tentative Partition or Subdivision Plan	[6.02]-1
6.0210	Criteria for Approval of Tentative Plan	[6.02]-1
	Phased Subdivision	
	Duration of Exemption from Subsequently Adopted Land Use Ordinance	
6.0213	Review of Lots not Lawfully Created	[6.02]-2
	Expiration of Partitions and Subdivisions	
6.0300	Planned Developments	
6.0301	Purpose	[6.03]-1
6.0302	Applicability	[6.03]-1
6.0303	Types of Planned Developments (PDs)	[6.03]-1
6.0311	PD Tentative Plan Approval Criteria	[6.03]-2
6.0312	Modification of Tentative PD Plan Approval	[6.03]-2
6.0320	Site Development Requirements	[6.03]-3
6.0321	Exception to Site Development and Zoning Standards	[6.03]-3
	PD Density Transfer for sites with Hillside Overlay District	
6.0323	PD Density Credit for Natural Resources Overlay District Property	[6.03]-5
6.0324	Open Space Areas	[6.03]-5
	Streets and Access, Public or Private Status	
	Street Trees	
6.0327	Required Buffers and Transitioning	[6.03]-7
	Final PD Plat	
6.0329	Additional Standards for Large Lot PDs	$\Gamma \in \Omega \cap \Omega \cap \Omega$

6.0400	Land Division Final Plat Requirements	
6.0401	Surveys Required	[6.04]-1
6.0403	Partitions and Subdivision - Final Plat	[6.04]-1
6.0404	Approval Signatures for Final Subdivision Plat	[6.04]-2
	Approval Signatures for Final Partition Plat	
	Reinstatement of Tentative Plan Approval Status	
	Effective Date for Final Plat Approval	
Article	e 7 Design Review	
7.0000	Purpose and Authority	
7.0001	Purpose	[7.00]-1
	General	
	Applications	
7.0004	Phased Design Review_	[7.00]-6
7.0005	Models in the Downtown Plan Area	[7.00]-7
7.0100	Two or More Units, Elderly Housing and Mixed-Use (Residential) Criteria,	1
	Guidelines and Standards	
	Dwelling Structures Containing Two or More Units, Elderly Housing and Mixed	
	Developments (Residential) General	[7.01]-2
7.0102	Approval Criteria – Two or More Units, Elderly Housing and Mixed-Use Devel	
	(Residential) Design Principles	[7.01]-7
7.0103	Two or More Units, Elderly Housing and Mixed-Use Development (Residential	_
	Guidelines and Standards	[7.01]-8
7.0200	Standards and Criteria	
7.0201	Single-Family Attached Dwellings	[7.02]-1
7.0202	Commercial (except those in a Design District), Institutional and Mixed-Use	
	Developments (Non-Residential Component)	[7.02]-15
	Industrial Developments	
	Transit and Pedestrian Design Criteria and Standards	
	Manufactured Dwelling Park Design Standards	
	Standards for New Solid Waste and Recycling Collection Areas for Multi-	
	Family, Commercial, Industrial, and Institutional Development	[7.02]-30
7.0220	Optional Improvements With Design Review	
	Landscaping Installation	
7.0222	Irrigation Provisions	[7.021-33
	Maintenance Responsibility	
	Site Lighting	
7 0300	Innovative Housing Demonstration Projects	
	Purpose	[7 03]_1
	Applicability	
7.0302	Review of Projects	[7.03]-1 7_031_0
	Submittal Requirements	
	Definitions	
1.0303	Definitions	[1.03]-3

7.0310 Development Principles and Guidelines	
7.0320 Size and Configuration	[7.03]-5
7.0321 Permitted Uses	
7.0322 Density	[7.03]-6
7.0323 Unit Size	[7.03]-6
7.0324 Dimensional Requirements	[7.03]-7
7.0325 Open Space	[7.03]-7
7.0326 Parking	[7.03]-7
7.0327 Maintenance of Commonly Owned Property	[7.03]-8
7.0500 Rockwood Design District Design Guidelines and Standards	
7.0501 Rockwood Design District	[7.06]-2
7.0502 Approval Criteria and Standards	[7.06]-5
7.0503 Rockwood Design District Commercial Design Guidelines and Standards	[7.06]-6
7.0503.A.1 Site Design – Neighborhood Connectivity and Block Structure	
7.0503.A.2 Site Design – Internal Circulation: Public Streets and Primary	[/.00] 0
Internal Drives	[7.06]-12
7.0503.A.3 Site Design – Building Replacement and Frontage	
7.0503.A.4 Site Design – Building Orientation and Entries	[7.06]-22
7.0503.A.5 Site Design – Publicly Accessible Open Space	[7.06]-26
7.0503.A.6 Site Design - Parking	
7.0503.A.7 Site Design – Pedestrian Circulation	[7.06]-36
FORCE LOCK DILLER L	F 0 67 00
7.0503.A.8 Site Design – Landscaping 7.0503.A.9 Site Design – Service and Loading Areas and Perimeter Screening	
7.0503.A.10 Site Design – Site Lighting	[7.06]-46
7.0503.B.1 Building Design – Building Massing	[7.06] 10 [7.06]-48
7.0503.B.2 Building Design – Façade Composition and Building Articulation	
7.0503.B.3 Building Design – Ground Level Details	
7.0503.B.4 Building Design – Transparency	
7.0503.B.5 Building Design – Building Entry	
7.0503.B.6 Building Design – Gateways and Prominent Façade Sections	
7.0503 B.7 Ruilding Design — Materials	[7.06]-74
7.0503.B.7 Building Design – Materials 7.0503.C.1 Sustainability – Sustainable Site and Building Design	[7.06]-80
7.0303.C.1 Sustamaonity – Sustamaole Site and Building Design	[7.00]-62
7.0600 Corridor Design District Commercial Design Guidelines and Standards	
7.0601 Corridor Design District	[7.06]-2
7.0602 Approval Criteria and Standards	[7.06]-4
7.0603 Corridor Design District Commercial Design Guidelines and Standards	
7.0603.A.1 Site Design – Neighborhood Connectivity and Block Structure	
7.0603.A.2 Site Design – Internal Circulation: Public Streets and Primary Internal Dri	
7.0603.A.3 Site Design – Building Replacement and Frontage Requirements	
7.0603.A.4 Site Design – Building Orientation and Entries	
7.0603.A.5 Site Design – Publicly Accessible Open Space	
7.0603.A.6 Site Design - Parking	
7.0603.A.7 Site Design - Landscaping	
7.0603.A.8 Site Design – Pedestrian Circulation	[7.06]-36

7.0603.	A.9 Site Design – Site Lighting	[7.06]-40
	A.10 Site Design – Service and Loading Areas	
	B.1 Building Design – Building Rhythm and Façade Articulation	
	B2 Building Design – Building Entry Feature	
	B.3 Building Design – Prominent Façade Sections	
	B.4 Building Design – Transparency	
	B.5 Building Design – Roofs and Parapets	
	B.6 Building Design - Arcades	
	B.7 Building Design – Outdoor Sales and Storage	
	B.8 Building Design - Materials	
	B.9 Building Design – Building Harmony	
	C.1 Sustainability – Sustainable Site and Building Design	
	,	
Article	e 8 Special Uses	
8.0100	Special Use Review	
8.0101	Purpose	[8.01]-2
	Applicability	
	General Standards	
	Special Use Review, Type II Procedure	
	Purpose and Review	
	Applicability of the Type II Procedure	
	Bed and Breakfast Facilities	
	Elderly Housing	
	Civic Uses	
	Community Services	
8.0117	Parks, Open Spaces, and Trails	[8.01]-6
	Religious Institutions	
	Schools	
	Heliports	
	Major Basic Utilities	
8.0122	Wireless Communications Facilities	[8.01]-8
	Solar Energy Systems	
8.0124	Wind Energy Systems	[8.01]-10
	Biomass Energy Systems	
8.0126	Geothermal Energy Systems	[8.01]-11
	Special Use Review, Type III Procedure	
	Purpose	
8.0142	Applicability of the Type III Procedure	[8.01]-11
	Criteria	
8.0144	Major Event Entertainment	[8.01]-12
8.0145	Waste Management	[8.01]-12
	Medical Uses	
	Parks, Open Spaces, and Trails	
	Religious Institutions	
	Schools	
8.0150	Major Basic Utilities	[8.01]-13

8.0151	Wireless Communication Facilities in the GBSV District	[8.01]-13
	Modifications of a Special Use	
0.0200		
	Existing and Nonconforming Uses and Development	[0.0 <u>0</u>] 1
8.0201	Purpose	[0.02]-1 [0.02] 1
8.0202	Design Review Standards Nonconforming Situations	[0.02]-1 [0.02]
8.0210	Nonconforming Situations Legal Nonconforming Situation	[6.02]-2 [8.021-2]
	Changes to Nonconforming Uses and Developments	
	Enlargement and Moving of a Nonconforming Development	
	Enlargement and Moving of a Nonconforming Use	
	Damages to Nonconforming Situations	
	Discontinuation or Vacation of Nonconforming Situations	
	Nonconforming Uses in Residential Land Use Districts	
	Documentation of Existing Conditions and Continuance	
	Nonconforming Procedures	
0.0231	Noncomorning Procedures	[8.02]-7
8.0300	Institutional Master Plans	
8.0301	Purpose	[8.03]-1
	Applicability	
	Review of Institutional Master Plans	
	Submittal Requirements	
8.0305	Duration of Institutional Master Plan Approvals	[8.03]-3
	Review of Subsequent Developments	
	Approval Criteria	
	Subsequent Development Consistency	
	Institutional Master Plan Limited Review	
A4! - I	- 0. O	
	e 9 Common Requirements	
	Buffering and Screening Requirements	50.047.4
	Responsibilities	
9.0110	Buffering and Screening Requirements	[9.01]-1
9.0111	Buffer Matrix	[9.01]-7
9.0200	Clear Vision Area	
	Street and Railroad Clear Vision Area	[9 021-1
	Driveway Clear Vision Area	
,,,,,,		[, , , -] -
9.0300	Easements	
9.0301	General Utility Easements	[9.03]-1
	Conservation Easement	
	Open Space Easements	
	Utility Easements Owned by the Public	
9.0307	Private Easements	[9.03]-2
9.0308	Public Access Easements	[9.03]-2

9.0400	Fencing	
9.0401	General Provisions	[9.04]-1
9.0410	Fencing of Lots	[9.04]-1
9.0411	Fencing of Hazardous Areas	[9.04]-4
9.0500	Grading, and Drainage and Stormwater Management Requirements	
9.0501	Purpose	[9.05]-1
9.0502	Grading and Drainage Plans and Specifications	[9.05]-2
9.0503	Stormwater Report	[9.05]-2
	Geotechnical Report	
	Guarantees for Grading and Drainage	
	Design Guidelines for Grading and Drainage Improvements	
9.0511	Cuts	[9.05]-3
9.0512	Fills	[9.05]-3
9.0513	Required Stormwater Facilities	[9.05]-4
9.0514	Erosion Prevention and Sediment Control Measures During Construction	[9.05]-4
	Establishing Protective Vegetative Cover Upon Completion of Final Grading	
	Certification of Compliance upon Completion of the Project	
9.0520	Applicability	[9.05]-6
9.0521	Data Requirements	[9.05]-6
9.0522	Sites Where it is Infeasible to Install On-Site Stormwater Management Facilities	
9.0523	Maintenance and Inspection of Private Stormwater Quality Facilities	[9.05]-6
9.0600	Height Transition	
9.0601	Purpose	[9.06]-1
9.0602	Applicability	[9.06]-1
9.0610	Height Transition Standards	[9.06]-2
9.0700	Neighborhood Circulation and Future Street Plans	
9.0701	Purpose	[9.07]-1
9.0702	Applicability	[9.07]-2
9.0710	Approval Criteria	[9.07]-2
9.0711	Filing a Future Street Plan	[9.07]-3
	Compliance with or Revision to Future Street Plans	
	Downtown Future Street Plan	
9.0721	Civic Neighborhood Future Street Plan	[9.07]-4
Centra	l Rockwood Future Street Plan	
9.0730	Purpose	[9.07]-5
9.0731	Future Street Designation on a Development Site	[9.07]-5
9.0732	Requirements of Traffic Analysis	[9.07]-5
	Dedication of a Future Street	
	City Initiated Future Street Plans	[9.07]-6
9.0800	Parking	
	Purpose	[9.08]-2
	General Provisions	[9.08]-2
	Exceptions	

9.0810	Submittal Requirements	[9.081-3
	General Location for Surface Parking Lots	
	(Reserved for future section)	
	Surface Parking Lot Design	
9.0823	Landscaping of Parking Lots	[9.08]-5
	Pedestrian Circulation/Walkways	
	Space and Aisle Standards for Surface Parking Lots	
	Accessible Parking	
9.0827	Electric Vehicle Charging Units	[9.08]-10
	Bicycle Parking Purpose	
	Bicycle Parking Standards	
	Additional Standards for All Bicycle Parking	
	Off-Street Loading Requirements	
	Minimum and Maximum Required Off-Street Parking	
	Standards for Minimum/Maximum Auto and Bicycle Parking	
	Plan District Minimums and Maximums	
	Exceptions to Minimum Parking Space Standards	
	Exceptions to Maximum Parking Space Standards	
	Joint Vehicle Parking Lot	
	Parking in Mixed Use Projects	
	Required Carpool and Vanpool Parking	
	Fleet Motor Vehicle Parking	
	Parking Structures	
	(Reserved for future section)	
	MAX Park-and-Ride	
	On-Street Parking	
9.0865	Minor Access Street Parking Spaces	[9.08]-33
	Off-Street Parking and Driveways for Detached Dwellings, Manufactured	
	Homes, Single Family Attached Dwellings and Duplexes	[9.08]-33
9.0900	Projections	
9.0901	Projections Into Required Yards and Above the Maximum Building Height	[9.09]-1
	Tree Regulations	
Genera		ro 101 2
	Purpose	
	Applicability	
	Required, Regulated and Significant Tree Types	
9.1013	Tree Dimension Standards	[9.10]-5
9.1014	Approved Tree List for Required Trees	[9.10]-6
	Standards for Single-Family Detached Dwellings, Duplexes and	[0 10] 6
	Single-Family Attached Dwellings	
	Exemptions	[9.10]-6
_	S Development Tree Protection During Development	[0 101 7
0 1022	Tree Protection During Development Street Tree Planting During Development	/-[۶٬۱۷] ۱۸۱ م ۱۸۱
7.1023	Succer free Franking During Development	[フ.10]ータ

9.1024 Tree Removal During Development	[9.10]-10
9.1025 Tree Replacement for Trees Removed During Development	[9.10]-13
Post Development	_
9.1026 Tree Removal Post Development	[9.10]-13
9.1027 Tree Replacement Post Development	[9.10]-15
9.1030 Standards for Other Uses (Not including Single-Family Detached Dwe	
Duplexes and Single-Family Attached Dwellings) and Parking Lots	
9.1031 Exemptions	
During Development	
9.1032 Tree Protection During Development	[9.10]-17
9.1033 Street Tree Planting During Development	
9.1034 Tree Removal During Development	
9.1035 Tree Replacement During Development	
Post Development	
9.1036 Tree Removal Post Development	[9.10]-25
9.1037 Tree Replacement Post Development	
9.1040 Pruning of Required and Significant Trees	
9.1050 Significant Trees	
9.1060 Civil Penalties	
Article 10 Supplementary Development Regulations	
10.0100 Accessory Dwellings	
10.0101 Purpose	[10.01]-1
10.0102 Development permit for an Accessory Dwelling	[10.01]-1
10.0120 Standards	
20.0120 2	[10,01] 1
10.0200 Residential Accessory Structures	
10.0201 Accessory Structures	[10.02]-1
10.0202 Accessory Structure Setbacks	
10.0203 General Standards	
1010203 General Standards	[10.02] 2
10.0300 (Reserved for Future Code Section)	
100000 (Meger ved for Funda e code section)	
10.0400 Conversions of Units	
10.0401 Conversion of Rental Units to Condominiums	[10.04]-1
10.0410 Application	
10.0411 Conversion Criteria	
	L J
10.0500 Home Occupations	
10.0501 Purpose	[10.05]-1
10.0502 Home Occupation General Requirements	[10.05]-1
10.0503 Home Occupation Considerations	[10.05]-2
10.0504 Home Occupation Review Exception Standards	[10.05]-3
10.0505 Performance Standards for a Home Occupation	[10.05]-3
10.0506 Home Occupation Prohibited Uses	[10.05]-4
1	

10.0507	Home Occupation Time Limits and Renewal	[10.05]-4
	Home Occupation Enforcement and Revocation	
	Variances to Standards	
	Unsubstantiated Complaints	
40.0600		
	Wireless Communication Facilities Co-Location Standards	[10 06] 1
10.0601	Co-Location Standards	[10.06]-1
10.0602	Request to Modify an Existing and Eligible Wireless Communication Facility.	[10.06]-2
10.0700	Mineral and Aggregate Resource Extraction	
10.0701	Resource Utilization Permits for Mineral and Aggregate Resource Extraction	[10.07]-1
	Required Information for Review Purposes	
	Standards for Mineral and Aggregate Resource Extraction	
	Development Permit Requirements for Resource Utilization	
10 0000	(Reserved for Future Code Section)	
10.0000	(Reserved for Future Code Section)	
10.0900	Renewable Energy	
10.0901	Purpose	[10.09]-2
10.0902	Applicability	[10.09]-2
10.0903	Development Permit Requirements for Renewable Energy Systems	[10.09]-2
	General Standards	
	Solar Energy Systems	
10.0911	Solar Energy Systems Scale	[10.09]-3
	Solar Energy Systems Type	
	Solar Energy Systems Height	
	Solar Energy Systems Setbacks and Yards	
10.0920	Wind Energy Systems	_[10.09]-5
	Wind Energy Systems Scale	
	Wind Energy Systems Type	
	Wind Energy Systems Height	
10.0924	Wind Energy Systems Setbacks and Yards	[10.09]-6
	Wind Energy Systems Environmental Standards	
	Wind Energy Systems Safety	[10.09]-6
10.0927	Wind Energy Systems Noise Impact	[10.09]-6
	Biomass Energy Systems	
	Biomass Energy Systems Scale	
10.0932	Biomass Energy Systems Type	[10.09]-7
10.0933	Biomass Energy Systems Height	[10.09]-7
	Biomass Energy Systems Setbacks and Yards	
	Geothermal Energy Systems	
	Geothermal Energy Systems Scale	
	Geothermal Energy Systems Type	
10.0943	Geothermal Energy Systems Height	[10.09]-8
	Geothermal Energy Systems Setbacks and Yards	
10.0950	Micro-Hydro Energy Systems	[10.091-8

10.0951	Micro-Hydro Energy Systems Scale	[10.09]-8
	Micro-Hydro Energy Systems Type	
	Micro-Hydro Energy Systems Height	
10 1000	Private Communication Facilities	
	Satellite Receive-Only Antenna General Provisions	[10 10]_1
	Satellite Receive-Only Antenna Development Requirements	
	Amateur Radio and Citizen Band Antenna General Provisions	
	Amateur Radio and Citizen Ban Antenna Development Requirements	
10 1100		
	Shoreline Height Standards	F10 111 1
	Purpose	
10.1102	Application_	_ [10.11]-1
10.1300	Temporary Health Hardship Dwelling	
10.1301	Purpose	[10.13]-1
10.1310	Development Permit for Temporary Health Hardship Dwelling	[10.13]-1
10.1311	Application	[10.13]-1
10.1312	Approval Criteria	[10.13]-2
	Permit Renewals	
10.1314	Removal	[10.13]-2
10.1315	Guarantee of Removal of Temporary Health Hardship Dwellings	[10.13]-2
10.1400	Temporary, Intermittent and Interim Uses	
	Temporary Uses	[10.14]-1
	Intermittent Uses	
	Interim Uses	
10.1420	Permitted Temporary, Intermittent and Interim Uses	[10.14]-1
10.1430	Standards and Review Processes	[10.14]-3
10.1431	Standards for All Temporary, Intermittent and Interim Uses	[10.14]-5
	Temporary Uses – Time Between Permits	
	Additional Standards for Temporary Uses	
10.1450	Additional Standards for Intermittent Uses	[10.14]-13
	Additional Standards for Interim Uses	
10 1500	Variance and Adjustment Procedures	
	Purpose	[10 15]-1
	Exceptions	
10.1510	Type II Minor Variance Provisions	[10.15]-2
10.1511	Type II Variance Provisions to the Floodplain Overlay District Standards	[10.15]-2
	Reduction in Minimum Street Frontage	
	Modification of Regulations	
	Modification of Dedications and Other Requirements	
	Type III Major Variance Provisions	
10.1531	Private Residential Access for Dwellings under Unit Ownership	[10.15]-4
	Type III Major Variance Provisions to Maximum Height in the GBSV District	

10.1600	Food and Beverage Carts	
	General	[10.16]-1
10.1620	Permitted Uses	[10.16]-1
	Standards and Review Processes	
10.1640	Standards for Food and Beverage Carts	[10.16]-3
Article	11 Procedures	
11.0100	Development Permit Requirements	
	Development Permit Required	[11.01]-1
11.0102	Exclusions from Development Permit	[11.01]-1
	Issuance and Effective Date of Development Permit_	
	Development Permit Conditions of Approval and Modifications of Approvals	
11.0105	Expiration of Development Permit	[11.01]-4
	Extension of Development Permit	
	Application for Staff Interpretation	
	Modifications to Approved DR-E Applications	
11.0200	Initiation and Classification of Applications	
	Initiation of Application	[11.02]-1
	Withdrawal of Application	
	Classification of Applications by Procedure	
	Review Authorities	
11.0300	Type I Ministerial Procedures	
	General Description	[11.03]-1
	Type I Procedures	
11.0400	Type II Administrative Procedures	
	General Description	[11.04]-1
11.0402	Type II Procedures	[11.04]-1
	Type III Quasi-Judicial Procedures	
	General Description	
11.0502	Type III Procedures	[11.05]-1
11.0600	Type IV Legislative Procedures	
11.0601	General Description	[11.06]-1
11.0602	Type IV Procedures	[11.06]-1
11.0700	Optional Conferences and Pre-Application Conference	
	Purpose	[11.07]-1
	Applicability	[11.07]-1
	Optional Conferences and Pre-Application Conference Procedures	

11.0800	Neighborhood Meeting	
	Purpose	[11.08]-1
	Applicability	
	Procedures and Evidence of Compliance	
11.0900	Application Submittal and Completeness Review	
11.0901	Application Forms and Checklists	[11.09]-1
	Application Submittal	
	Completeness Review	
11.0904	Resubmittal of Application following Denial	[11.09]-2
11.1000	Public Hearings	
11.1001	Responsibility of Manager	[11.10]-1
	General Public Notice Requirements	
	Rules of Procedure	
	Challenges to Impartiality	
	Disqualification	
11.1006	Participation by Interested Officers or Employees	[11.10]-2
	Ex Parte Contacts	
11.1008	Abstention or Disqualification	[11.10]-3
11.1009	Rights of Abstaining or Disqualified Member	[11.10]-3
	Burden and Nature of Proof	
	Order of Proceedings	
	Continuance of Hearing	
	Decision	
	Findings and Order	
	Record of Proceedings	
	Appeals	
11.1101	General	[11.11]-1
11.1102	Notice of Appeal	[11.11]-1
11.1103	General Procedures Applicable to All Appeals	[11.11]-1
11.1104	Specific Provisions for Appeals of a Type I Decision	[11.11]-2
11.1105	Specific Provisions for Appeal of a Type II Decision	[11.11]-2
	Specific Provisions for Appeal of a Type III Decision	
11.1107	Remand from the Land Use Board of Appeals	[11.11]-3
Article	12 Map Amendments	
12.0000	Plan Map Amendments and Amendments to Map Boundaries	
12.0001	Community Development Plan Map Amendments	[12.00]-1
12.0002	Minor Amendments to the Gresham Urban Services Area Map Boundaries	[12.00]-4
12.0010	Overlay District Adjustments	[12.00]-4
	Overlay District Boundary Revisions	

Article 13 Appendices

	, 10 1 10 10 10 10 10 10 10 10 10 10 10 1	
Append	dix 1.000 Annexations	
A1.001	Purpose	[A.1]-1
	General Procedures	
	Initiation Procedures	
	Expedited Annexation Procedures	
A1.005	Submittal Requirements	[A.1]-3
	Approval Criteria	
	Fiscal Impact Statement	
	Appeals_	
Append	dix 2.000 (Reserved for Future Appendix)	
Append	dix 3.000 Guarantee of Completion	
A3.001	Guarantee of Completion and Warranty Guarantee	[A.3]-1
A3.002	Noncompliance with Obligation	[A.3]-1
A3.003	Insufficiency of Guarantee of Completion and Warranty Guarantee	[A.3]-1
Append	dix 4.000 (Reserved for Future Appendix)	
	dix 5.000 Public Facilities	
	Policy	
	Design and Construction Standards	
A5.003	Guarantee of Completion	[A.5]-3
	Warranty Guarantee	
	Utility Easements Owned by the Public	
	Subdivisions and Land Partitions	[A.5]-4
A5.007	Commercial, Mixed Use, Industrial, Institutional, and Moderate and High Density	
	Residential and Community Service Building Permits Development	[A.5]-5
A5.008	Suspension and Stop Work	[A.5]-6
	Deferral or In-Lieu-Of Payments for Public Improvements	
A5.010	Plan Check, Inspection	[A.5]-6
	Standards for Utilities, Utility Lines, Stormwater Facilities and Rights-of-Way	
	and Public Access Easements in the Pleasant Valley Environmentally Sensitive/	
	Restoration Areas (ESRA-PV) and the Springwater Environmentally Sensitive	
	Resource Areas (ESRA-SW)	[A.5]-7
	Sanitary Sewer Facilities	
	General Provisions	
	Separate Sewer Connections	
	Sewage Pumps/Lift Stations	
	System Design	
	Subsurface Sewage Disposal	
	Termination of the Use of a Subsurface Sewage Disposal System	
A5.107	Use of Public Sewers	[A.5]-9
A5.200	Surface Water Management Systems	[A.5]-9
A5 201	General Provisions	[A.5]-9

A5.202	Accommodation of Upstream Drainage	[A.5]-	10
A5.203	Effect on Downstream Drainage	[A.5]-	10
A5.204		[A.5]-	
A5.205	Drainage Management Practices	[A.5]-	11
	Detention Requirements		
A5.207		[A.5]-	
A5.208	Minimum Design Criteria		
	Private Drainage Systems		
	Stormwater Quality Control Requirements		
	Water Facilities		
	General Provisions		
		[A.5]-	
A5.303	Grid System	[A.5]-	
A5.304	Connection to Public Water Lines		
	Water Line Oversizing and Reimbursement		
	Streets		
	General Provisions		
	General Design Requirements		
A5.403		[A.5]-	
A5.404	Residential Lot Access to Major and Standard Arterials		
	Street Surfacing and Improvements		
	Street Lighting		
A5.407	Street and Traffic Control Sign Standards	[A.5]-	17
	Half Streets		
A5.409	Additional Right-of-Way and Street Improvements	[A.5]-	17
		[A.5]-	
A5.411	Traffic Analysis		
	Utility License Required		
A5.500	Transportation System Description and Function	[A.5]-	18
	Streets		
	Intersections		
		[A.5]-	
A5.504	Transit Facility Standards Transit Facility Standards for Light Pail		
	Transitway Standards for Light Rail	[A.5]-	24
	Sidewalks		
	Bicycle Facilities		
	Public Paths		
	Public Trails		
	Underground Utilities		
	Street Trees		
A5.512	Additional Public Facilities Requirements	[A.5]-	28
Append	lix 6.000 Sign Regulations		
	General Provisions	[A.6	1-2
	Permit Requirement		
	Permit Application	[A.6]	

A6.012	Installation Inspections	[A.6]-3
	Construction	
	Measurements	
	Placement	
	Fascia Sign	
	Projecting Sign	
A6.024	Marquees and Awnings	[A.6]-6
A6.025	Illuminated Awning Sign	[A.6]-6
A6.030	Provisions	[A.6]-6
	Sign Requirement Variance	
	Sign Requirement Exemptions	
A6.060	General Limitations	[A.6]-8
	Sign Types	
	Prohibited Signs	
	Hazardous Signs	
	Other Prohibited Signs	
A6.080	Nonconforming Signs	[A.6]-11
	Residential Districts	
	Subdivision Signs	
A6.092	Multi-Family Dwelling Signs	[A.6]-12
	Manufactured Dwelling Park Signs	
A6.094	Signs for Permitted Commercial Uses in the OFR District	[A.6]-13
A6.095	Temporary Signs	[A.6]-14
A6.100	Commercial, Mixed Use and Industrial Districts	[A.6]-14
	Signs for Outdoor Commercial Uses in the MC and CC Districts and in	
I	Multi-Business Complexes	[A.6]-15
A6.110	Signs for Institutional Uses and Uses Subject to Special Use Review	[A.6]-17
A6.120	Signs for Temporary, Intermittent and Interim Uses and Food & Beverage Carts	[A.6]-19
A6.130	Sidewalk A-Board Signs	[A.6]-20
A6.131	Residential District A-Board Signs	[A.6]-21
	Commercial/Industrial District A-Board Signs	
	Limited Duration Event A-Board Signs	
	Abatement of Substandard and Dangerous Signs	
	Maintenance	[A.6]-22

Appendix 7.000 Vacations	
A7.001 Vacation Procedures	[A.7]-1
A7.002 Submittal Requirements	
A7.003 Vacation Criteria	
A7.004 Reservation and Conditions Attached to a Vacation	[A.7]-2
Appendix 8.000 (Reserved for Future Appendix)	
Appendix 9.000 Station Center and Town Center Mixed Use Areas	[A.9]-1
Appendix 10.000 (Reserved for Future Appendix)	
Appendix 11.000 (Reserved for Future Appendix)	
Appendix 12.000 Residential Compatibility Figures	[A.12]-1
Appendix 13.000 Street Naming and Property Numbering	
A13.001 Purpose and Authority	
A13.002 Responsibility	
A13.003 Application	
A13.010 New Street Names	
A13.011 Renaming of Existing Public Streets or Assignment of a Name to a Pul	blic
Street Platted and Recorded without a Name	
A13.012 Property Numbering	
A13.013 Posting of Site, Property, or Building Address	
A13.020 Violation and Penalties	[A.13]-3