

# SECTION 4.0400

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### General

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#### 4.0401 Purpose

This section of the Community Development Code implements the Central Rockwood Plan and creates districts for the city's transit corridors. The Central Rockwood Plan originated in the Gresham 2020

Action Plan, which called for this area to accommodate intensive commercial, residential, and mixed-use development. Central Rockwood is envisioned as a Town Center, growing into a lively pedestrian-oriented, transit-supportive district. Transit Corridors are made up of lands adjacent to streets with transit service, identified in Map 21, Volume IV – Transportation System Plan, of the Gresham Community Development Plan. The land use districts of both the Central Rockwood Plan and the transit corridors are designed to take advantage of the substantial public investments which have been made in transit service, and to create attractive places to live, work, shop, and recreate with less reliance on the automobile than might be found elsewhere in the community.

## **Corridor District Characteristics**

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### **4.0410 Rockwood Town Center (RTC)**

This district encompasses the heart of Central Rockwood. It is centered on the triangle formed by E. Burnside, NE 181<sup>st</sup> Ave., and SE Stark St., but also takes in adjacent properties around the triangle. Primary uses permitted in RTC are retail commercial, services, office uses and housing. Mixed-use developments and various institutional uses (e.g. library, public meeting halls, government facilities) are also permitted. The scale and character of new development is intended to support and reinforce the image of a town center, with buildings of at least two stories, oriented to streets and pedestrians, and with parking lots behind or to the sides of buildings.

A portion of the Rockwood Town Center will be the focus of more concentrated high-density residential, office, commercial, service and institutional mixed-use development in a village type urban form. Within this area, proposals to develop multifamily structures and townhouses that front on streets are required to have a mixed-use component along the street frontage. Mixed-use consists of commercial, office, or institutional uses or combinations thereof in combination with residential uses. This “Mixed-Use” Rockwood Town Center area consists of the “triangle” described above, and other properties which front on its abutting streets (see **Appendix 9.000**).

### **4.0411 Station Centers (SC)**

This district takes in properties which are adjacent to, or within easy walking distance, of light rail stations at 162<sup>nd</sup> Avenue, 172<sup>nd</sup> Avenue, Ruby Junction (197<sup>th</sup> Ave.), and Gresham City Hall. The Station Centers district is intended to accommodate uses which are directly supportive of light rail transit. Development types permitted include retail and service businesses, offices, mixed-use projects, higher-density housing, and townhouses. Acknowledging the different character of existing land uses adjacent to the Ruby Jct. light rail station, an overlay designation here will also permit auto-dependent uses, and small-scale light industrial uses.

### **4.0412 Corridor Multifamily (CMF)**

This district designation is applied to properties along segments of Transit Streets. The CMF district primarily provides opportunities for moderate-density residential development, including multifamily and middle housing. It also allows single detached dwellings along the NE Glisan and NE 162<sup>nd</sup> Avenue corridors. To help create a pleasant pedestrian environment, most new residential buildings will be oriented to public sidewalks, with parking lots behind or beside buildings. Standards will require that the scale of new housing diminish as buildings approach abutting lower density residential districts.

#### **4.0413 Corridor Mixed Use (CMU)**

This district designation is applied to certain clusters of properties along Transit Streets. In addition to moderate-density residential uses, the CMU district permits small-scale commercial uses and mixed-use developments. Commercial businesses operating in this district will serve primarily the day-to-day needs of residents in nearby housing developments and neighborhoods. Design standards in **Section 7.0400** for duplexes, triplexes, quadplexes, and townhouses, and in **Section 7.0100** for new construction and remodels which meet the thresholds described in **Section 7.0003** will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.

#### **4.0414 Community Commercial (CC)**

This district designation is applied to larger nodes of primarily commercial development clustered around the intersections of major and/or standard arterial streets. This district services the surrounding community with a larger trade area than the Moderate Commercial district but still has building size limitations for compatibility with the adjacent residential properties. The CC district will accommodate a wide range of community-scale commercial uses, including retail, services, and offices. This district also permits housing as a secondary use, with multifamily being developed in conjunction with commercial construction. New buildings will be pedestrian-oriented, with parking placed behind or beside buildings. Design Standards in **Section 7.0100** for new construction and remodels which meet the thresholds described in **Section 7.0003** will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.

#### **4.0415 Moderate Commercial (MC)**

The MC district is applied to smaller nodes of commercial activity than the Community Commercial and is clustered around key intersections. This district is intended to function primarily as locally-oriented centers serving smaller trade areas than the Community Commercial district. Building size limitations ensure compatibility with the surrounding neighborhoods. Permitted development types include commercial retail, service, and office uses. This district also permits housing as a secondary use, with multifamily being developed in conjunction with commercial construction. Design Standards in **Section 7.0100** for new construction and remodels which meet the thresholds described in **Section 7.0003** will ensure a strong pedestrian orientation for new development.

### **Permitted Uses**

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#### **4.0420 Permitted Uses**

**Table 4.0420** lists those uses that are permitted in each Corridor Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

In addition to the permitted commercial land use types listed in **Table 4.0420**, the manager, under the Type II procedure, may permit other commercial uses which the manager finds to be supportive of, and consistent with, the purposes of the Central Rockwood Plan (Appendix 39 of Volume 1) and Corridor Districts (**Section 4.0400**), and with applicable land use policies and implementation strategies of the Community Development Plan.

**Table 4.0420: Permitted Uses in the Corridor Land Use Districts**

<b>USES</b>	<b>RTC</b>	<b>SC</b>	<b>SC-RJ</b>	<b>CMF</b>	<b>CMU</b>	<b>CC</b>	<b>MC</b>
<b>RESIDENTIAL<sup>1</sup></b>							
Single Detached Dwelling	NP	NP	NP	L <sup>2</sup>	NP	NP	NP
Duplex	NP	P	P	P	P	NP	NP
Triplex	NP	P	P	P	P	NP	NP
Quadplex	NP	P	P	P	P	NP	NP
Townhouse	L <sup>3</sup>	P	P	P	P	NP	NP
Cottage Cluster	NP	NP	NP	L <sup>2</sup>	NP	NP	NP
Multifamily <sup>28</sup>	L <sup>3, 4</sup>	L <sup>4, 5</sup>	P <sup>4</sup>	P	P <sup>4</sup>	L <sup>4, 6, 7a</sup>	L <sup>4, 6, 8a</sup>
Elderly Housing	SUR <sup>3</sup>	SUR	SUR	SUR	SUR	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P <sup>3</sup>	P	P	P	P	L <sup>6, 7a</sup>	L <sup>6, 8a</sup>
Residential Home	NP	NP	NP	L <sup>2</sup>	NP	NP	NP
Affordable Housing	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
<b>COMMERCIAL</b>							
Auto-Dependent Use	L <sup>10</sup>	NP	P	NP	L <sup>11</sup>	L <sup>7a, 7b</sup>	L <sup>8a, 8b</sup>
Business and Retail Service and Trade	P	L <sup>12</sup>	P	NP	L <sup>11</sup>	L <sup>7a, 7b</sup>	L <sup>8a, 8b</sup>
Clinics	P	L <sup>12</sup>	P	NP	L <sup>11</sup>	L <sup>7a, 7b</sup>	L <sup>8a, 8b</sup>
Commercial Parking	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Daycare Facilities	P	L <sup>12</sup>	SUR	SUR	P	P	P
Live-Work	P	P	P	NP	P	P	P
Major Event Entertainment	SUR	SUR	SUR	NP	SUR	SUR	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	L <sup>13</sup>	NP	L <sup>13</sup>	L <sup>7a, 7b</sup>	L <sup>8a, 8b</sup>
<b>INDUSTRIAL</b>							
Construction	NP	NP	L <sup>14</sup>	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	NP	NP	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	NP
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP	NP	NP	NP	NP	NP	NP
Waste Management	NP	NP	NP	NP	L/SUR <sup>15</sup>	L/SUR <sup>15</sup>	L/SUR <sup>15</sup>
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
<b>INSTITUTIONAL USES</b>							
Civic Use	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR

USES	RTC	SC	SC-RJ	CMF	CMU	CC	MC
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR <sup>16</sup>	L/SUR <sup>16</sup>	SUR	SUR	SUR	SUR	SUR
Religious Institutions	P	P	P	SUR	P	L <sup>7a, 7b</sup>	L <sup>8a, 8b</sup>
Schools	P/SUR <sup>20</sup>	P/SUR <sup>17, 19</sup>	P/SUR <sup>20</sup>	SUR <sup>20</sup>	P/SUR <sup>20</sup>	P/SUR <sup>20</sup>	P/SUR <sup>20</sup>
<b>RENEWABLE ENERGY<sup>19</sup></b>							
Solar Energy Systems	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>	L/SUR <sup>22</sup>
Wind Energy Systems	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>	L/SUR <sup>23</sup>
Biomass Energy Systems	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>	L <sup>24</sup>
Geothermal Energy Systems	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>	L/SUR <sup>25</sup>
Micro-Hydro Energy Systems	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>	L <sup>26</sup>
<b>OTHER</b>							
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	L/SUR <sup>18</sup>	SUR	SUR	SUR
Heliports <sup>17</sup>	SUR	NP	NP	NP	NP	SUR	NP
Wireless Communication Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	L <sup>27</sup>	L <sup>27</sup>

**Table 4.0420 Notes**

<sup>1</sup> Temporary health hardship dwellings may be permitted per **Section 10.1300**.

<sup>2</sup> Permitted only along the NE Glisan and NE 162<sup>nd</sup> Avenue corridors.

<sup>3</sup> Within the area identified on the **Appendix 9.000** map (Rockwood Town Center Mixed Use Area), all buildings on Stark shall have non-residential uses at the ground floor frontages with primary entries on Stark. In a mixed use building, residential uses are allowed above and behind the non-residential uses on Stark.

Ground floor residential uses on Burnside within the area identified on the **Appendix 9.000** map (Rockwood Town Center Mixed Used Area) shall have individual entries oriented to Burnside and located above grade a minimum of 4 feet and a maximum of 9 feet. Windows into living areas for ground floor residential uses shall be sited for privacy. Except for **Section 7.0210(A)(4) and (5)**, Transit and Pedestrian Design Criteria and Standards of **Section 7.0210** shall apply to all residential development with frontage on Burnside within the RTC district. All other applicable design and development criteria in this code shall apply.

<sup>4</sup> Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section 10.0420**.

<sup>5</sup> New Multifamily shall be developed as a mixed use project when the subject parcel fronts East Burnside and is within 500 feet of the center lines of the intersections of East Burnside and 162<sup>nd</sup>, 172<sup>nd</sup> or 197<sup>th</sup> Avenues. A development proposal may be exempted from this standard upon an affirmative finding that the street frontage has insufficient dimensions, such as in the case of flag lots or irregular shaped parcels, whereby it is physically impracticable to develop commercial or institutional uses. Housing developed for persons with special needs is exempted from the mixed use requirement. This is housing for persons with “special needs” consistent with the definition of the most recent “Consolidated Action Plan” as approved by the US Department of Housing and Urban Development.

<sup>6</sup> May be permitted in conjunction with mixed use developments. Such developments are permitted provided they remain primarily non-residential. This is achieved by having: 1) at least 51% of the site’s ground floor uses be commercial or institutional uses; and 2) at least 75% of the linear street footage be fronted by a ground floor commercial or institutional use. The street frontage requirement only applies to a street classified as principal arterial, major arterial, standard arterial or

boulevard. The 75% standard does not apply to those parts of street not fronted by a building due to a driveway or other site element required by the Development Code, such as a required buffer or height transition area.

<sup>7</sup> Community Commercial. a) The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 100,000 square feet; and b) The maximum total building size (floor area) for commercial uses shall be 100,000 sq. ft.

<sup>8</sup> Moderate Commercial. a) The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 40,000 square feet with an exception for a maximum building footprint size of 60,000 square feet for a grocery store use; b) The maximum total building size (floor area) for commercial uses shall be 80,000 sq. ft.

<sup>9</sup> Affordable housing development is permitted. See **Section 10.1700**.

<sup>10</sup> In the Town Center district, Auto-Dependent Uses are limited to sites fronting on standard, major or principal arterial streets.

<sup>11</sup> The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 20,000 square feet. For mixed use buildings, the residential and commercial components shall comply with the standards of **Section 7.0103(B)(1)(S4)**.

<sup>12</sup> A commercial use permitted in the Station Center district (except for the Ruby Junction Overlay) must be located on a parcel of which some portion is within 500 feet of the intersection of the centerlines of East Burnside / 162<sup>nd</sup>, or East Burnside / 172<sup>nd</sup>, or East Burnside / 197<sup>th</sup> Ave, or East Burnside / 181<sup>st</sup>, or within ¼ mile of the intersection of the centerlines of Division Street / Eastman Parkway or Division Street / Kelly Avenue.

<sup>13</sup> The maximum site size for a new Outdoor Commercial use is 2 acres. Certain types of Outdoor Commercial Uses may be prohibited. See **Section 4.0437**.

<sup>14</sup> Any industrial use shall be limited to a maximum of 45,000 square feet of gross floor area. In addition, any new industrial use shall employ at least one person per 500 square feet of gross floor area. An applicant for design review for a new industrial use shall submit documentation as part of the application demonstrating conformance with this employee density requirement. Industrial developments are subject to standards pertaining to GI in **Sections 4.0330 and 4.0331**.

<sup>15</sup> Solid waste transfer stations, composting facilities, and landfills may pursue approval through the Special Use Review process. When located in the Corridor Districts, waste management uses adjacent to residentially designated land shall be located at least 100 feet from the residential property.

<sup>16</sup> Golf courses are not permitted through a Special Use Review.

<sup>17</sup> Schools are permitted in the SC district if they are located on a parcel of which some portion is within 500 feet of the intersection of the centerlines of East Burnside / 162<sup>nd</sup>, or East Burnside / 172<sup>nd</sup>, or East Burnside / 197<sup>th</sup> Ave, or East Burnside / 181<sup>st</sup>, or within ¼ mile of the intersection of the centerlines of Division Street / Eastman Parkway or Division Street / Kelly Avenue. If they are not within this area, they are subject to a Special Use Review.

<sup>18</sup> Electrical generating facilities are not permitted through the Special Use Review process.

<sup>19</sup> Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

<sup>20</sup> Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

<sup>21</sup> See **Section 10.0900** for additional standards that apply.

<sup>22</sup> For limitations, see **Section 4.0442** Solar Energy Standards for Corridor Districts.

<sup>23</sup> For limitations, see **Section 4.0443** Wind Energy Standards for Corridor Districts.

<sup>24</sup> For limitations, see **Section 4.0444** Biomass Energy Standards for Corridor Districts.

<sup>25</sup> For limitations, see **Section 4.0445** Geothermal Energy Standards for Corridor Districts.

<sup>26</sup> For limitations, see **Section 4.0446** Micro-Hydro Energy Standards for Corridor Districts.

<sup>27</sup> For limitations, see **GRC 9.63.090**.

<sup>28</sup> Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review.

## Corridor District Standards

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### 4.0430 Development Standards

Table 4.0430, below, summarizes development standards which apply in the Corridors Districts. The standards contained in this table are supplemented by referenced subsections which provide additional clarification or guidance. Furthermore, the regulations of **Section 7.0100** Corridor Design District Design Guidelines and Standards, **Section 7.0400** Residential Design Standards, and **Section 7.0500** Rockwood Design District Design Guidelines and Standards may also apply.

**Table 4.0430 Development Requirements For Corridor Districts**

	<b>Rockwood Town Center</b>	<b>Station Centers</b>	<b>Station Center (Ruby Jct. Overlay)</b>	<b>Corridor Multi-family<sup>16</sup></b>	<b>Corridor Mixed-Use</b>	<b>Community Commercial</b>	<b>Moderate Commercial</b>
<b>A. Minimum Lot Size (Section 4.0431)</b>	10,000 square feet for residential; none for commercial, institutional and mixed-use <sup>8</sup>	10,000 square feet for residential; none for commercial, institutional and mixed-use <sup>8,9</sup>	10,000 square feet for residential; none for commercial, institutional, mixed-use, & industrial <sup>8,9</sup>	10,000 square feet <sup>8,9</sup>	10,000 square feet for residential; none for commercial, institutional and mixed-use <sup>8,9</sup>	None	None
<b>B. Minimum Street Frontage (Section 4.0431)</b>	100 feet for residential; none for commercial, institutional and mixed use <sup>14</sup>	100 feet for residential; none for commercial, institutional and mixed use <sup>11, 14</sup>	100 feet for residential; none for commercial, institutional, mixed use, & industrial <sup>11, 14</sup>	100 feet for residential; <sup>11, 14</sup>	100 feet for residential; none for commercial, institutional and mixed use <sup>11, 14</sup>	None	None
<b>C. Minimum Lot Width/Depth Ratio (Section 4.0431)</b>	.5 : 1 for residential; none for commercial, institutional and mixed use <sup>8</sup>	.5 : 1 for residential; none for commercial, institutional and mixed use <sup>8</sup>	.5 : 1 for residential; none for commercial, institutional, mixed use, & industrial <sup>8</sup>	.5 : 1 for residential; <sup>8</sup>	.5 : 1 for residential; none for commercial, institutional and mixed use <sup>8</sup>	None	None
<b>D. Minimum Floor Area Ratio (FAR) (Section 4.0432)</b>	.5 : 1	.6 : 1	.6 : 1 for commercial, institutional and mixed-uses; none for industrial	None	None, except .4 : 1 in Central Rockwood Plan Area <sup>13</sup>	None, except .4 : 1 in Central Rockwood Plan Area <sup>13</sup>	None, except .4 : 1 in Central Rockwood Plan Area <sup>13</sup>

**Table 4.0430 Development Requirements For Corridor Districts**

	<b>Rockwood Town Center</b>	<b>Station Centers</b>	<b>Station Center (Ruby Jct. Overlay)</b>	<b>Corridor Multi-family<sup>16</sup></b>	<b>Corridor Mixed-Use</b>	<b>Community Commercial</b>	<b>Moderate Commercial</b>
<b>E. Minimum Residential Net Density<sup>19</sup></b> (See definition of Net Density in Article 3)	18 units per acre for Townhouses ; 20 units per acre for Multifamily	18 units per acre for Townhouses ; 24 units per acre for Multifamily	18 units per acre for Townhouses; 24 units per acre for Multifamily	12 units per acre	12 units per acre	12 units per acre	12 units per acre
<b>F. Maximum Residential Net Density<sup>20</sup></b> (See definition of Net Density in Article 3)	Unlimited inside Stark/ Burnside/ 181st Avenue Triangle; 40 units per net acre elsewhere	60 units per acre	60 units per acre	24 units per acre	24 units per acre	40 units per acre	40 units per acre
<b>G. Minimum Building Setbacks (Section 4.0433 and Section 7.0500)</b>	0 feet front, side and rear for commercial, mixed-use, and institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential <sup>1, 16</sup>	0 feet front, side and rear for commercial, mixed-use, and institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential <sup>1, 16</sup>	0 feet front, side and rear for commercial, mixed-use, and Institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential <sup>1, 16</sup> . For industrial uses, see <b>Table 4.0330 1</b>	5 feet front; 15 feet rear; 0 feet interior side; 5 feet streetside <sup>1</sup>	5 feet front; 15 feet rear; 0 feet interior side; 5 feet streetside <sup>1</sup>	0 feet front, side and rear, including streetside	0 feet front, side and rear, including streetside

**Table 4.0430 Development Requirements For Corridor Districts**

	<b>Rockwood Town Center</b>	<b>Station Centers</b>	<b>Station Center (Ruby Jct. Overlay)</b>	<b>Corridor Multi-family<sup>16</sup></b>	<b>Corridor Mixed-Use</b>	<b>Community Commercial</b>	<b>Moderate Commercial</b>
<b>H. Maximum Building Setbacks (Section 4.0433)</b>	<u>Commercial, Institutional &amp; Mixed-Use:</u> 10 feet front and streetside <sup>2</sup> None for interior side and rear. <u>Residential:</u> 20 feet front; None for interior side and rear; 20 feet street-side <sup>3a</sup>	20 feet front; None for rear and interior side; 20 feet for street-side <sup>3a</sup>	For residential, commercial, institutional and mixed-use: 20 feet front; none for rear and interior side; 20 feet for street-side. <sup>3a</sup>  No maximum for industrial uses.	20 feet front; None for rear and interior side; 20 feet for street-side <sup>3a</sup>	20 feet front; None for rear and interior side; 20 feet for street-side <sup>3a</sup>	10 feet front; None for rear and interior side; 10 feet for street-side <sup>3b, 3c</sup>	10 feet front; None for rear and interior side; 10 feet for street-side <sup>3b, 3c</sup>
<b>I. Maximum Building Height<sup>21</sup> (Section 4.0434)</b>	Inside the Triangle Area: commercial and institutional: 6 stories; Buildings that include other uses: 4 stories; Outside the Triangle Area: 10 stories for all uses. <sup>15, 22</sup>	10 stories in Outside Triangle Area and 80 feet elsewhere <sup>15, 22</sup>	10 stories in Outside Triangle Area and 80 feet elsewhere <sup>15, 22</sup>	45 feet <sup>22</sup>	45 feet <sup>22</sup>	45 feet	45 feet
<b>J. Transit Design Criteria and Standards Apply (Section 4.0435)</b>	Yes <sup>7</sup>	Yes <sup>7</sup>	Yes <sup>7</sup>	Yes <sup>7</sup>	Yes <sup>7</sup>	Yes	Yes

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	<b>Rockwood Town Center</b>	<b>Station Centers</b>	<b>Station Center (Ruby Jct. Overlay)</b>	<b>Corridor Multi-family<sup>16</sup></b>	<b>Corridor Mixed-Use</b>	<b>Community Commercial</b>	<b>Moderate Commercial</b>
<b>K. Minimum Off-Street Parking Required</b>	None	None	None	As provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>	As provided in <b>Section 9.0851</b>
<b>L. Maximum Off-Street Parking Permitted</b>	2 spaces/unit for residential <sup>4, 5</sup> ; all other uses see <b>Section 9.0851</b> .	1.5 spaces/unit for residential <sup>4, 5</sup> ; all other uses see <b>Section 9.0851</b> .	1.5 spaces/unit for residential <sup>4, 5</sup> ; all other uses see <b>Section 9.0851</b> .	As provided in <b>Section 9.0851<sup>4</sup></b>	As provided in <b>Section 9.0851<sup>4, 5</sup></b>	As provided in <b>Section 9.0851<sup>5</sup></b>	As provided in <b>Section 9.0851<sup>5</sup></b>
<b>M. Screening and Buffering Required</b>	No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU <sup>12</sup>	No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU <sup>12</sup>	No, except where abutting CMF, and for auto-dependent commercial, outdoor commercial and industrial uses <sup>12</sup>	Yes <sup>12</sup>	Yes <sup>12</sup>	Yes	Yes
<b>N. Clear Vision Area Required (Section 4.0439)</b>	Yes <sup>6</sup>	Yes <sup>6</sup>	Yes <sup>6</sup>	Yes	Yes	Yes	Yes

**Table 4.0430 Notes:**

- 1 Minimum setbacks for Townhouses (except in those areas of CMF along the NE Glisan and NE 162nd Avenue corridors see table note 18) are:
  - (a) Front Yard:
    - (i) Front façade = 5 feet
    - (ii) Front Porch = 3 feet
    - (iii) Garage = 20 feet
  - (b) Side Yard:
    - (i) Interior = 5 feet for any side of a dwelling structure that is not a common wall with another

- dwelling structure;
  - (ii) Interior - Common: 0 ft.
  - (iii) Street side (corner lot): Façade = 5 feet; Porch = 5 feet; Garage with access from street side = 20 feet.
- (c) Rear Yard = 10 feet if there is no alley; 5 feet if there is an alley.
- 2 A maximum front or streetside setback of up to twenty (20) feet may be permitted when enhanced pedestrian spaces and amenities are provided that comply with **Section 7.0103(A)(5)(S1)** and **(S2)**.
  - 3 The following setback standards apply:
    - a. When abutting a Principal Arterial, a Major Arterial, a Minor Arterial or Boulevard street, the maximum front or streetside setback for a building containing dwelling units is thirty (30) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided that comply with **Section 7.0103(A)(5)(S1)** and **(S2)**.
    - b. When abutting a Principal Arterial, a Major Arterial, a Minor Arterial or Boulevard street, the maximum front or streetside setback for a building containing commercial uses is ten (10) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided per **Section 7.0103(A)(5)(S1)** and **(S2)**.
    - c. When abutting a Collector, Community or Local streets, the maximum front or streetside setback is five (5) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided that comply with **Section 7.0103(A)(5)(S1)** and **(S2)**.
  - 4 There is no maximum parking limitation for Townhouses.
  - 5 For commercial uses, when included in a mixed-use development, the maximum amount of off-street parking shall be as provided in **Section 9.0850** for each commercial use.
  - 6 Conformance with clear vision standards of **Section 9.0200** shall be required only for developments with direct access to an arterial street.
  - 7 Ground floor window standards for commercial buildings on Design Streets (**Section 7.0210**) do not apply to residential developments.
  - 8 Minimum lot size and lot width/depth ratio standards do not apply to lots or parcels created for Townhouses. Minimum lot dimensions for Townhouse lots (except in those areas of CMF along the NE Glisan and NE 162nd Avenue corridors see table note 18) are as follows:
 

**Width at building line**

Interior Lot	16 feet (lots of less than 22 feet in width shall take access from an alley or from a shared access)
Corner Lot	16 feet where it abuts an alley 25 feet where there is no alley or shared access

Depth 0 feet - all developments that include townhouses shall receive both land division approval to create lots for the townhouses as required in **Section 6.0001**, and design review approval as required in **Section 7.0001**.
  - 9 There is no minimum lot size requirement for duplexes in the SC, CMF and CMU districts.
  - 10 Minimum street frontage for duplex in the SC, CMF (except in those areas along the NE Glisan and NE 162nd Avenue corridors see table note 18) and CMU districts is 35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner.
  - 11 Screening and buffering are not required for townhouses abutting the LDR-5, LDR-7, TLDR, or TR District.
  - 12 The Central Rockwood Plan Area is the area shown as Central Rockwood Plan Land Use Districts on Figure 1 of Appendix 39, Volume 1 of the Gresham Community Development Plan.
  - 13 Minimum street frontage for townhouses shall be 16 feet, except corner lots shall be 25 feet as measured from the corner radius end point to the property corner if there is an alley or shared access, and 32 feet from the corner radius end point to the property corner if there is no alley or shared access. A reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code.

- 14 Within the Rockwood Design District:
  - a. Triangle Area. For lands in the Triangle Area as described in **Section 7.0501** buildings shall not exceed six stories for buildings with exclusively commercial and/or institutional uses and four stories in height for buildings that include other uses.
  - b. Outside Triangle Area. For lands in the Outside Triangle Area as described in **Section 7.0501** buildings shall not exceed ten (10) stories in height.  
See **Section 7.0503(B)(6)** Gateways for additional building height requirements for properties at the three gateway street intersections of:
    - a. 181st and Burnside
    - b. 181st and Stark
    - c. Burnside and Stark
- 15 Within the Rockwood Design District:
  - a. Triangle Area. See **Section 7.0503(A)(2)** Building Frontage and Placement for minimum and maximum front building setbacks.
  - b. Outside Triangle Area. See **Section 7.0503(A)(2)** Building Frontage and Placement for minimum and maximum front building setbacks.
- 16 Single detached dwellings and middle housing in the areas of CMF along the NE Glisan and NE 162nd Avenue corridors shall conform with development standards of Tables 4.0130 and 4.0131 for the TLDR district, except minimum net density for middle housing shall be 12 units per acre and maximum density shall be 25 units per acre for townhouses and 24 units per acre for all other middle housing uses.
- 20 Minimum residential net density does not apply to affordable housing development. See **Section 10.1700**.
- 21 A density bonus applies to affordable housing development. See **Section 10.1700**.
- 22 A height bonus applies to affordable housing development. See **Section 10.1700**.
- 23 Height limitations for Townhouses (except in the areas of CMF along the NE Glisan and NE 162nd Avenue corridors, see table note 18) shall be as follows:
  - (i) Minimum Building Height:
    - CMU and CMF districts: 1 Story
    - All other districts: 2 Stories
  - (ii) Maximum Building Height: 45 ft.

#### **4.0431 Lot Size and Dimensions**

- A. Minimum lot size, minimum street frontage, and minimum lot width/depth ratio shall be as specified in **Table 4.0430** for new development. The lot width/depth ratio shall be determined by dividing the lot width dimension by the lot depth dimension.
- B. Minimum lot size, street frontage, and lot width/depth ratio standards of **Table 4.0430** shall be satisfied prior to issuance of a development permit for attached dwellings.
- C. Existing lots of record which do not meet the minimum lot size or street frontage standard, or the minimum lot width/depth ratio standard, may be developed with permitted uses as listed in **Table 4.0420**. Development permitted under this subsection is exempt from the minimum residential density standard of **Table 4.0430**.

#### **4.0432 Floor Area Ratio**

- A. The minimum floor area ratios contained in **Table 4.0430** apply to non-residential and mixed-use development. Alterations to existing development are exempt from the minimum FAR standard. For mixed-use developments in areas with a minimum commercial FAR and a minimum residential density requirement, minimum FAR and residential density requirements are satisfied when consistent with the following formula:

$$\frac{\text{Number Of Proposed Dwelling Units}}{\text{Minimum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Minimum Required Commercial Floor Area}} \geq 1$$

- B.** Sites that have all the following characteristics shall calculate their minimum required floor area using a site area equal to 100 feet times the site width:
1. The site width is less than 150 feet; and
  2. The site depth is more than three times the site width; and
  3. The site has street frontage on only one street, and that street is on the site's shorter dimension, which is its width.

#### 4.0433 Setbacks

Required minimum and maximum setback standards are specified in **Table 4.0430** and **Section 7.0500**.

- A.** Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in **Section 3.0103**.
- B.**
  1. For Rockwood Town Center (RTC), Station Centers (SC) and Station Center-Ruby Junction (SC-RJ) within the Rockwood Design District see **Section 7.0500**. For Station Center elsewhere in the city, the following shall apply: Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one (1) primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in **Table 4.0430**. Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded for commercial, mixed-use, and residential buildings containing three (3) or more dwelling units, provided conformance is achieved with the maximum setback distance for at least one (1) building. For townhouse buildings, conformance also must be achieved with building orientation standards of **Section 7.0432**.
  2. For commercial developments in Corridor Mixed-Use (CMU), Community Commercial (CC), and Moderate Commercial (MC), see **Section 7.0100**.
  3. For mixed-use developments and multifamily in all districts, see **Section 7.0100**.
- C.** Setback standards for townhouses are in **Table 4.0430**, Footnote 1.

#### 4.0434 Building Height

Maximum building heights are specified in **Table 4.0430**. Any required building story must contain a habitable floor.

- A.** In addition to conforming with the Ground Floor Windows requirement of **Section 7.0210**, for any new commercial or mixed-use building of more than one story, at least twenty percent of the upper facade area shall be made up of display areas or windows for all facades facing a street, except those developments subject to the Corridor Design District Design Standards of **Section 7.0100** and those subject to the Rockwood Design Standards of **Section 7.0500**, and those subject to Plan District requirements such as the Downtown Plan District.
- B.** The maximum building height for any building containing dwelling units shall be reduced when

located adjacent to an LDR-5, LDR-7, TLDR, or TR District, as provided in **Section 7.0432(P)**.

- C. Heights of townhouses are identified in **Table 4.0430**, Footnote 19, except for those areas of CMF along the NE Glisan and NE 162<sup>nd</sup> Avenue corridors see **Table 4.0430** Footnote 18.

#### **4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts**

The Central Rockwood Plan and Corridor districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of these districts. In order to achieve these purposes, the provisions of **Section 7.0500** apply to development within the Rockwood Design District. Additionally, the provisions of **Section 7.0210(B)(8)** and **7.0210(B)(10)(b)** apply to new development requiring design review approval in the Rockwood Design District. **Sections 7.0103** and **7.0432** apply to new residential and mixed-use (residential) development. **Section 7.0103** applies to commercial development in the Corridor Design District. Except those developments in and reviewed under a Design District, **Section 7.0310** applies to Commercial, Institutional, and the non-residential portions of Mixed Use developments that are not in the Downtown Plan District, Civic Neighborhood Plan District, or the Corridor Design District. **Section 7.0320** applies to new industrial development requiring design review approval. **Section 7.0210(A)** applies in addition to other applicable standards and criteria to all developments except to those commercial developments in the Corridor Design District. Additionally, the provisions of **Section 7.0210(B)** apply to new development requiring design review approval in the Station Center outside the Rockwood Design District.

#### **4.0436 Commercial Uses**

- A. At least 85% of business activities in connection with commercial uses permitted in **Table 4.0420** shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15% of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the Rockwood Town Center, the Station Center district, and the Corridor Mixed-Use district, the amount of site area used for outdoor business activities, product display, or storage may be up to 50% of the amount of floor area on the site.
- B. No outdoor business activities, product display or storage shall be located within yard setback or buffering and screening areas. Areas devoted to on-site outdoor business activities, product display or storage shall be located so that they do not interfere with pedestrian circulation.

#### **4.0437 Outdoor Commercial Uses**

- A. Outdoor commercial uses may be permitted in the Station Center (Ruby Junction Overlay) District or the Corridor Mixed-Use District as indicated in **Table 4.0420**, subject to the following limitations:
  - 1. Total site size for any new outdoor commercial use shall not exceed two acres.
  - 2. The amount of total site area covered by buildings shall amount to no less than 25% of the amount of site area used for outdoor storage or display.
  - 3. Except for buildings used entirely for storage associated with the business, the maximum front or streetside setback for any building shall be 20 feet.
  - 4. Screening shall be provided along any portion of the site's street frontage which is not occupied by a building, in a manner which satisfies provisions of **Section 9.0823(C)(3)**.
- B. The following types of outdoor commercial uses shall be prohibited within the Station Center

(Ruby Junction Overlay) District and the Corridor Mixed-Use District:

1. Vehicle sales lots;
2. Mobile home or manufactured home sales, service, or storage;
3. Recreational vehicles sales service, or storage.

#### **4.0440 Off-street Parking for Townhouses in the Rockwood Town Center, Station Center, and Station Center (Ruby Junction Overlay) Districts**

- A. Each parking space shall be at least 8.5 feet wide by 18 feet deep.
- B. Tandem (end-to-end) parking is allowed.
- C. A maximum of one parking space per unit may be located in a driveway in the front or street side yard setback or in the rear yard setback when there is an alley.
- D. Driveways shall have minimum width of 10 feet.
- E. Curb cuts shall meet all of the requirements contained in **Section A5.400**.

#### **4.0441 Public Facilities and Supplementary Requirements**

All developments shall also be subject to the applicable requirements of **Section 4.0430** - Site Development Standards; **Article 9** - Common Requirements; and **Appendix 5.000** - Public Facilities Standards.

#### **4.0442 Solar Energy Standards for Corridor Districts**

Solar energy systems are limited in all Corridor districts as follows:

- A. Scale. Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type. Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted.
- C. Height. The following limitations on maximum height apply to all solar energy systems:
  1. Roof-top, Flat-roof and Integrated.
    - a. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
    - b. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.
  2. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.
- D. Setbacks and Yards. Solar energy systems are not allowed in the required front or street-side setbacks.

#### **4.0443 Wind Energy Standards for Corridor Districts**

Wind energy systems are limited in all Corridor districts as follows:

- A. Scale. Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type. Roof-top and ground-mounted wind energy systems are permitted.
- C. Height. The following limitations on maximum height apply to all wind energy systems:
  1. Roof-top. Wind energy system height shall not exceed a value equal to the building height

when the building height is 45 feet or less. For example, a 20 foot tall building could have a 20 foot tall wind energy system installed on its roof for a total height of 40 feet from the ground to top of the wind energy system.

For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum. For example, a 60-foot tall building could have a 45-foot tall wind energy system installed on its roof for a total height of 105 feet from the ground to the top of the wind energy system.

2. Ground-mounted. Ground-mounted wind energy systems shall not exceed 45 feet in height. The height limit of 45 feet can be exceeded up to 110 feet with a Special Use Review.
- D. Setbacks and Yards. Wind energy systems are not allowed in required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street.

#### **4.0444 Biomass Energy Standards for Corridor Districts**

Biomass energy systems are limited in all Corridor districts as follows:

- A. Scale. Small scale biomass energy systems are permitted.
- B. Type. Non-hazardous biomass systems are permitted.
- C. Height. Biomass energy systems shall not exceed the maximum district height limits.
- D. Setbacks and Yards. Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street.

#### **4.0445 Geothermal Energy Standards for Corridor Districts**

Geothermal energy systems are limited in all Corridor districts as follows:

- A. Scale. Small scale geothermal energy systems are permitted. Large scale systems are permitted with a Special Use Review.
- B. Type. Closed-loop geothermal energy systems that are not in any well field protection areas are permitted.
- C. Height. Geothermal energy systems shall not exceed the maximum district height limits.
- D. Setbacks and Yards. Geothermal energy systems are not allowed in the required front, street-side, side or rear setbacks, except that small geothermal heating and cooling units like heat pumps can project into the setbacks per **Section 9.0900** Projections.

#### **4.0446 Micro-Hydro Energy Standards for Corridor Districts**

Micro-hydro energy systems are limited in all Corridor districts as follows:

- A. Scale. Small scale micro-hydro energy systems are permitted.
- B. Type. In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted.
- C. Height. Generally the district height limits apply. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.
- D. Setbacks and Yards. Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks. However, if supplemental equipment structures accompany

the in-pipe systems, then the district setback limits apply.